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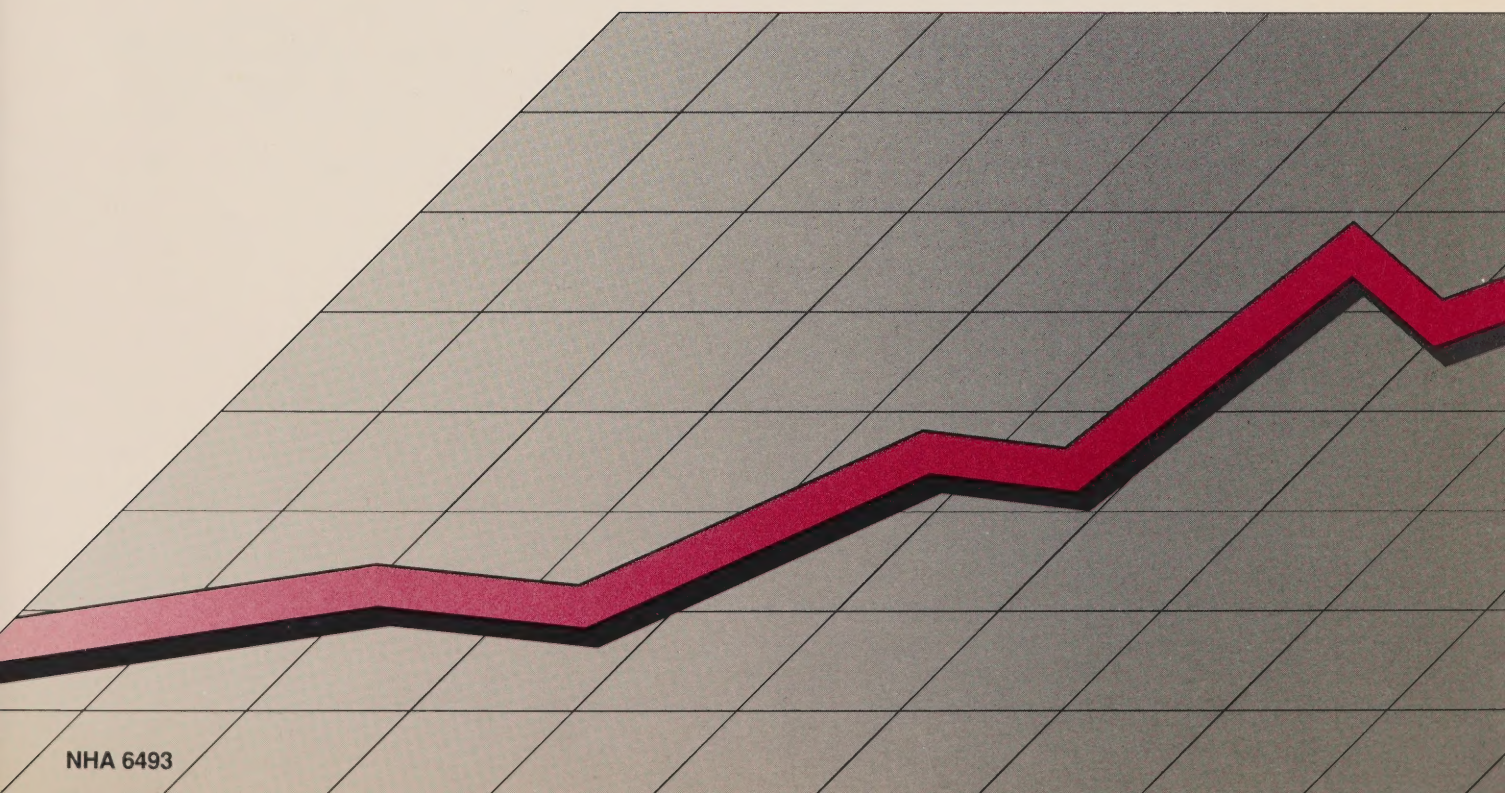
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# ONTARIO HOUSING MARKET REPORT

FEBRUARY 1992







## ONTARIO HOUSING MARKET REPORT

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## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of, six (6) large Branch Offices and ten (10) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1986 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the Housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.



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# FINAL DATA - FEBRUARY 1992

Final information for Urban Ontario indicates that 3,205 new dwelling units were started in February 1992. This was 107 percent lower than the 1,552 units started in February 1991. Single Detached Starts (795 units) rose 100 percent and All Other Starts (2,410 units) rose 109 percent from last year.

Urban Canada reported 7,131 units started in February, an increase of 60 percent from the 4,463 units started in the same month last year. Singles (2,856 units) rose 56 percent and All Other Types (4,275 units) rose 32 percent.

On a seasonally adjusted basis, the annual rate of starts in February and January 1992 were 62,000 and 38,000 units respectively, while in February and January 1991 they were 29,000 and 37,000 units respectively.

In Urban Canada, the corresponding figures were 137,000 and 119,000 units for February and January 1992 respectively and 84,000 and 80,000 units for February and January 1991 respectively.

The following Table shows the comparison between the first 2 month of 1991 and 1992.

	SINGLE DETACHED				ALL OTHER TYPES				TOTAL		
			%				%				%
<u>JANUARY-FEBRUARY</u>	<u>1991</u>	<u>1992</u>	<u>CHANGE</u>		<u>1991</u>	<u>1992</u>	<u>CHANGE</u>		<u>1991</u>	<u>1992</u>	<u>CHANGE</u>
<u>URBAN ONTARIO</u>	1,075	1,799	67		2,980	3,813	28		4,055	5,612	38
<u>URBAN CANADA</u>	4,117	6,218	51		5,748	8,384	46		9,865	14,602	48
<u>CENSUS MET. AREAS</u>											
Hamilton	43	70	63		200	164	-18		243	234	-4
Kitchener	28	70	150		187	261	40		215	331	54
London	35	67	91		36	209	*		71	276	*
Oshawa	124	253	104		293	318	9		417	571	37
Ottawa(Ont)	63	130	106		183	570	*		246	700	185
St.Caths.Niag.	43	37	-14		187	19	-90		230	56	-76
Sudbury	15	47	*		10	30	200		25	77	*
Thund.Bay	3	19	*		0	14	*		3	33	*
Toronto	419	782	87		1,250	1,333	7		1,669	2,115	27
Windsor	46	64	39		127	56	-56		173	120	-31
<u>TOTAL METRO</u>	819	1,539	88		2,473	2,974	20		3,292	4,513	37
<u>OTHER URBAN</u>	256	260	2		507	839	65		763	1,099	44

URBAN: 10,000+ POPULATION

\* - Over 200 percent



HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY TYPE AND TENURE (INTENDED MARKET)  
MONTH & YEAR TO DATE - ONTARIO

	STARTS: FEB 1992					COMPLETIONS: FEB 1992					UNDER CONSTRUCTION AT END OF FEB 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	795	73	218	0	1,086	1,709	154	166	0	2,029	9,382	456	1,084	75	10,997
RENTAL	0	12	256	1,514	1,782	8	12	457	479	956	8	50	2,161	10,594	12,813
CONDO	0	0	65	28	93	4	10	286	277	577	19	10	1,168	4,514	5,711
CO-OP	0	0	10	234	244	0	0	53	140	193	0	4	1,586	1,141	2,531
UNKNOWN	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
TOTAL URBAN ONT	795	85	549	1,776	3,205	1,721	176	962	896	3,755	9,410	520	5,799	16,324	32,053

	STARTS: YTD FEB 1992					COMPLETIONS: YTD FEB 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	1,799	141	535	0	2,475	3,821	251	443	2	4,517
RENTAL	0	22	511	1,942	2,475	12	30	842	1,887	2,771
CONDO	0	0	170	28	198	6	10	374	1,720	2,110
CO-OP	0	0	130	334	464	0	2	298	170	470
UNKNOWN	0	0	0	0	0	0	0	0	0	0
TOTAL URBAN ONT	1,799	163	1,346	2,304	5,612	3,839	293	1,957	3,779	9,868

NOTE: RENTAL INCLUDES PRIVATE RENTAL, ASSISTED RENTAL AND REGISTERED CONDOMINIUMS MARKETTED TO INVESTORS AND OFFERED AS RENTAL UNITS.

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY CMA, CA AND REGIONAL MUNICIPALITY  
=====

	STARTS: YTD FEB 1992					COMPLETIONS: YTD FEB 1992					UNDER CONSTRUCTION AT END OF FEB 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
CENSUS METRO AREA															
HAMILTON	70	0	164	0	234	122	6	37	30	195	338	18	441	629	1,426
KITCHENER	70	28	131	102	331	87	18	118	0	223	362	64	657	1,068	2,151
LONDON	67	22	183	4	276	82	12	217	107	418	250	50	766	505	1,571
OSHANA	253	14	120	184	571	214	18	0	0	232	802	40	415	892	2,149
OTTAWA	130	7	118	445	700	339	19	217	151	726	407	32	276	1,687	2,402
ST. CATHARINES	37	12	7	0	56	110	22	7	36	175	286	38	213	634	1,171
SUBURRY	47	10	0	20	77	128	9	12	215	364	101	28	252	417	798
THUNDER BAY	19	4	10	0	33	76	6	50	0	132	113	11	34	361	519
TORONTO	782	6	287	1,040	2,115	1,801	86	823	2,920	5,630	4,542	50	1,499	7,569	13,660
WINDSOR	64	2	22	32	120	121	2	58	106	287	226	22	166	136	550

CENSUS AGGLOMERATES

BARRIE	39	0	114	0	153	126	0	59	0	185	524	4	198	0	726
BELLEVILLE	2	2	0	29	33	27	2	0	24	53	46	6	40	72	164
BRANTFORD	27	8	31	0	66	29	10	42	0	81	60	24	126	119	329
CORNWALL	1	2	0	0	3	21	10	69	6	106	22	14	0	0	36
GUELPH	28	2	87	139	256	33	0	0	0	33	133	4	185	503	825
KINGSTON	7	12	18	70	107	46	18	83	0	147	118	28	24	461	631
NORTH BAY	7	0	0	0	7	34	21	112	5	172	31	32	87	27	177
PETERBOROUGH	4	0	0	0	4	30	0	8	0	38	79	0	47	202	328
SARNIA	16	4	0	0	20	30	0	0	0	30	42	6	0	196	244
SAULT STE MARIE	4	0	0	160	164	11	0	0	0	11	26	0	0	160	186
OTHER ONT AREAS*	125	28	54	79	286	372	34	45	179	630	902	49	373	686	2,010
URBAN ONTARIO*	1,799	163	1,346	2,304	5,612	3,439	293	1,957	3,779	9,868	9,410	520	5,799	16,324	32,053
URBAN CANADA*	6,218	865	2,526	4,993	14,602	10,207	1,281	3,052	7,041	21,581	22,801	3,010	10,648	34,443	70,902

\* 10,000+ POPULATION



	STARTS: FEB 1992				COMPLETIONS: FEB 1992				UNDER CONSTRUCTION AT END OF FEB 1992						
	<-- SINGLE	DOUBLE	ROM	APT	--> TOTAL	<-- SINGLE	DOUBLE	ROM	APT	--> TOTAL	<-- SINGLE	DOUBLE	ROM	APT	--> TOTAL
HAMILTON CHA															
ANCASTER, T	10	0	0	0	10	5	0	0	0	5	40	0	0	0	40
BURLINGTON, C	4	0	0	0	4	4	0	13	0	17	42	0	70	362	474
DUNDAS, T	6	0	0	0	6	5	0	0	0	5	30	0	0	0	30
FLAMBOROUGH, TMP	1	0	0	0	1	8	0	0	0	8	50	0	0	0	50
GLANBROOKE, TMP	0	0	0	0	0	2	0	0	0	2	31	0	0	0	31
GRIMSBY, T	2	0	0	0	2	7	2	0	0	9	27	18	48	0	93
HAMILTON, C	16	0	30	0	46	8	0	13	0	21	73	0	267	192	532
STONEY CREEK, C	10	0	4	0	14	8	0	7	0	15	45	0	56	75	176
TOTAL	49	0	34	0	83	47	2	33	0	82	338	18	441	629	1,426
KITCHENER CHA															
CAMBRIDGE, C	11	0	0	0	11	11	0	0	0	11	159	12	362	330	863
DUMFRIES, NORTH, TMP	0	0	0	0	0	1	0	0	0	1	32	0	0	0	32
KITCHENER, C	1	10	0	102	113	9	4	0	0	13	104	38	221	670	1,033
WATERLOO, C	4	0	16	0	20	8	4	48	0	60	55	14	74	68	211
WOOLKITCH, TMP	2	0	0	0	2	2	0	0	0	2	12	0	0	0	12
TOTAL	18	10	16	102	146	31	8	48	0	87	362	64	657	1,068	2,151
LONDON CHA															
BELMONT, VIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DELAWARE, TMP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
DORCHESTER, NORTH, TMP	0	0	0	0	0	0	0	0	0	0	11	0	0	0	11
LOBO, TMP	0	0	0	0	0	0	0	0	0	0	7	0	0	0	7
LONDON, C	17	4	20	0	41	24	10	40	107	181	175	30	678	501	1,384
LONDON, TMP	0	0	0	0	0	1	0	0	0	1	4	0	0	0	4
MISSOURI WEST, TMP	1	0	0	0	1	2	0	0	0	2	6	0	0	0	6
PORT STANLEY, VIL	0	0	0	0	0	0	0	0	0	0	7	0	21	0	28
ST. THOMAS, C	1	12	67	4	84	1	0	0	0	1	15	20	67	4	106
SOUTHOLD, TMP	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
WESTMINSTER, T	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
YARMOUTH, TMP	4	0	0	0	4	3	0	0	0	3	13	0	0	0	13
TOTAL	23	16	87	4	130	31	10	40	107	188	250	50	766	505	1,571

## STARTS: FEB 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
OSHANA CMA					
NEWCASTLE, T	104	8	53	0	165
OSHANA, C	2	0	0	184	186
WHITBY, T	21	0	17	0	38
TOTAL	127	8	70	184	389

## COMPLETIONS: FEB 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
OSHANA CMA					
NEWCASTLE, T	46	8	0	0	54
OSHANA, C	12	2	0	0	14
WHITBY, T	28	0	0	0	28
TOTAL	86	10	0	0	96

## UNDER CONSTRUCTION AT END OF FEB 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
OSHANA CMA					
NEWCASTLE, T	445	12	137	0	594
OSHANA, C	94	28	90	376	588
WHITBY, T	263	0	188	516	967
TOTAL	802	40	415	892	2,149

## OTTAWA CMA

	SINGLE	DOUBLE	ROM	APT	TOTAL
CLARENCE, TMP	11	0	0	4	15
CUMBERLAND, TMP	85	0	8	0	93
GLoucester, C	66	0	41	0	107
GOULBOURNE, TMP	12	10	25	24	71
KANATA, C	56	2	31	0	89
NEPEAN, C	34	0	34	16	84
OSGOODE, TMP	22	0	4	0	26
OTTAWA, C	43	19	125	1,663	1,830
RIDEAU, TMP	7	0	0	0	7
RIDEAU, TMP	4	0	0	0	4
ROCKCLIFFE PARK, VIL	8	0	8	0	16
ROCKLAND, T	0	1	0	0	1
VANIER, C	59	0	0	0	59
WEST CARLETON, TMP	0	0	0	0	0
TOTAL	407	32	276	1,687	2,402

## ST. CATHARINES CMA

	SINGLE	DOUBLE	ROM	APT	TOTAL
ST. CATHARINES CMA					
FORT ERIE, T	4	0	0	0	4
LINCOLN, T	2	0	0	0	2
NIAGARA-FALLS, C	2	0	0	0	2
NIAGARA-ON-THE-LAKE, T	3	0	0	0	3
PELHAM, T	0	0	0	0	0
PORT COLBOURNE, C	1	0	0	0	1
PORT COLBOURNE, C	6	0	0	0	6
ST. CATHARINES, C	0	0	0	0	0
THOROLD, C	1	0	0	0	1
MAINFLEET, TMP	1	0	0	0	1
MELLAND, C	2	4	0	0	6
TOTAL	21	4	0	0	25



# STARTS: FEB 1992

## COMPLETIONS: FEB 1992

## UNDER CONSTRUCTION AT END OF FEB 1992

	STARTS: FEB 1992						COMPLETIONS: FEB 1992					
	SINGLE	DOUBLE	ROM	APT	TOTAL		SINGLE	DOUBLE	ROM	APT	TOTAL	
SUDBURY CMA												
INDIAN RESERVE	0	0	0	0	0		0	0	0	0	0	
NICKEL CENTRE, T	4	0	0	2	6		2	0	0	2	4	
ONAPING FALLS, T	1	0	0	0	1		0	0	12	8	20	
RAYSIDE-BALFOUR, T	0	0	0	0	0		5	0	0	44	49	
SUDBURY, T	4	2	0	0	6		13	0	0	63	76	
VALLEY EAST, T	1	0	0	0	1		10	0	0	0	10	
MALDEN, T	0	0	0	0	0		6	0	0	0	6	
TOTAL	10	2	0	2	14		36	0	12	117	165	
THUNDER BAY CMA												
COMFEE, TMP	0	0	0	0	0		0	0	0	0	0	
INDIAN RESERVE	0	0	0	0	0		0	0	0	0	0	
NEEBING, TMP	0	0	0	0	0		4	0	0	0	4	
O'CONNOR, TMP	0	0	0	0	0		0	0	0	0	0	
OLIVER, TMP	0	0	0	0	0		0	0	0	0	0	
PAIPOONCE, TMP	0	0	0	0	0		2	0	0	0	2	
SHUNIAH, TMP	0	0	0	0	0		32	4	0	0	36	
THUNDER BAY, C	2	4	10	0	16		38	4	0	0	42	
TOTAL	2	4	10	0	16		38	4	0	0	42	
MINDSOR CMA												
ALERDON, TMP	0	0	0	0	0		0	0	0	0	0	
BELLE RIVER, T	0	0	0	0	0		1	0	0	0	1	
COLCHESTER NORTH, TMP	0	0	0	0	0		1	0	0	4	5	
ESSEX, T	1	0	0	0	1		9	0	0	0	9	
MAIDSTONE, TMP	0	0	0	0	0		0	0	0	0	0	
ROCHESTER, TMP	0	0	0	0	0		0	0	0	0	0	
ST CLAIR BEACH, VIL	2	0	0	0	2		15	0	0	0	15	
SANDWICH SOUTH, TMP	7	0	0	0	7		6	0	0	6	6	
SANDWICH WEST, TMP	10	0	4	0	14		13	0	14	0	27	
TECUMSEH, T	11	0	0	0	11		51	0	14	4	69	
MINDSOR, C	31	0	4	0	35		51	0	14	4	69	
TOTAL	31	0	4	0	35		51	0	14	4	69	

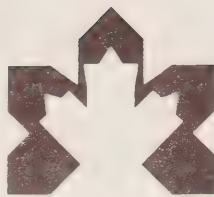
	STARTS: FEB 1992				COMPLETIONS: FEB 1992				UNDER CONSTRUCTION AT END OF FEB 1992						
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
METRO TORONTO															
ETOBICOKE,C	2	0	0	63	65	9	0	0	2	11	117	10	39	895	1,061
SCARBOROUGH,C	1	4	0	291	292	21	0	0	356	377	91	0	80	651	822
TORONTO,C	1	0	0	217	222	8	0	3	0	11	48	14	25	1,658	1,745
YORK,C	0	0	0	97	97	0	0	0	0	0	9	10	0	454	473
YORK EAST,B	1	0	0	1	1	0	0	0	0	0	13	2	0	61	76
YORK NORTH,C	3	0	0	0	3	17	0	0	0	17	191	0	23	603	817
TOTAL	8	4	0	668	680	55	0	3	358	416	469	36	167	4,322	4,994
YORK REGION															
AURORA,T	5	0	0	0	5	27	2	36	0	65	122	2	89	130	343
EAST GUILDFORD,T	3	0	0	0	3	3	0	0	0	3	40	0	0	0	40
GEORGINA,TMP	2	0	0	0	2	10	0	0	0	10	100	0	0	0	100
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KING,TMP	0	0	0	0	0	3	0	0	0	3	24	0	0	0	24
MARKHAM,T	11	0	43	0	54	24	0	123	0	147	225	0	13	100	336
NEWMARKET,T	10	0	0	0	10	15	0	38	0	53	182	0	157	120	459
RICHMOND HILL,T	60	0	0	0	60	90	0	0	0	90	599	0	281	0	880
VAUGHAN,C	28	0	0	0	28	136	0	0	0	136	516	0	0	492	1,008
WHITCHURCH-STOUFF,T	2	0	0	0	2	7	0	0	0	7	31	0	0	0	31
TOTAL	121	0	43	0	164	315	2	197	0	514	1,839	2	540	842	3,223
PEEL REGION															
BRAMPTON,C	84	2	16	184	286	11	0	0	133	144	456	2	54	454	966
CALEDON,T	12	0	0	0	12	36	0	52	0	88	91	0	0	59	150
MISSISSAUGA,C	79	0	62	0	141	135	0	46	0	181	854	0	320	871	2,045
TOTAL	175	2	78	184	439	182	0	98	133	413	1,401	2	374	1,384	3,161
OTHER AREAS															
AJAX,T	0	0	0	0	0	13	0	0	0	13	204	0	137	130	471
ALLIS/BEET/TECUM/TOT,T	0	0	0	0	0	2	0	0	53	55	13	2	0	53	66
BRADFORD,W GILLIH,T	0	0	0	0	0	5	0	0	0	5	22	2	0	1	25
HALTON HILLS,T	25	0	0	0	25	0	0	175	0	175	104	2	12	274	392
MILTON,T	1	0	0	0	1	1	0	0	0	1	18	0	0	0	18
OAKVILLE,T	15	0	0	0	15	99	52	32	0	183	311	0	205	563	1,079
ORANGEVILLE,T	0	0	0	0	0	64	2	0	0	66	37	6	0	0	43
PICKERING,T	2	0	0	0	2	47	0	0	0	47	106	0	24	0	130
UXBRIDGE,TMP	5	0	0	0	5	14	0	0	0	14	18	0	40	0	58
TOTAL	48	0	0	0	48	245	54	207	53	559	833	10	418	1,021	2,282
TOTAL TORONTO CMA	352	6	121	852	1,331	797	56	505	544	1,902	4,542	50	1,499	7,569	13,660



MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS  
 BY CHA AND CA OVER 50,000+  
 AT COMPLETION OF: FEB 1992

CENSUS METRO AREA	NON N.H.A.				N.H.A.				TOTAL			
	SINGLE		SEMI		SINGLE		SEMI		SINGLE		SEMI	
	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	MEDIAN PRICE (\$000'S)	UNITS	MEDIAN PRICE (\$000'S)	UNITS
HAMILTON	224	50	145	2	0	0	0	0	224	50	145	2
KITCHENER	217	33	150	18	0	0	0	0	200	33	150	18
LONDON	218	40	164	10	0	0	0	0	195	40	163	10
OSHAWA	197	61	128	9	151	20	114	4	164	81	117	13
OTTAWA	222	142	179	12	163	3	125	1	196	145	150	13
ST. CATHARINES	194	49	108	10	0	0	0	0	189	49	102	10
SUDBURY	150	45	128	2	150	1	0	0	128	46	128	2
THUNDER BAY	154	41	0	0	90	1	0	0	158	42	0	0
TORONTO	320	743	179	37	213	16	0	0	280	759	176	37
MINDSOR	205	49	90	3	0	0	0	0	163	49	93	3

**Canada Mortgage  
and Housing  
Corporation**



**Société canadienne  
d'hypothèques et  
de logement**

## **ONTARIO OFFICES**

### **ONTARIO REGIONAL OFFICE**

Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2000**

### **BRANCH AND LOCAL OFFICES**

#### **BARRIE**

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

#### **HAMILTON**

350 King Street East  
Suite 202  
Hamilton, Ontario  
L8N 3R3

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**Fax: (416) 572-2413**

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K7L 4X6

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Kitchener, Ontario  
N2H 6K8

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**Fax: (519) 743-5974**

#### **LONDON**

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4th Floor  
London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

#### **NORTH BAY**

593 Main Street East  
North Bay, Ontario  
P1B 8K5

**Tel.: (705) 472-7750**  
**Fax: (705) 476-8127**

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L1H 7N1

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1565 Carling Avenue  
Suite 300  
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K1Y 4G1

**Tel.: (613) 728-6884**  
**Fax: (613) 724-7769**

#### **PETERBOROUGH**

340 George Street North  
Suite 303  
Peterborough, Ontario  
K9J 6Z8

**Tel.: (705) 743-3584**  
**Fax: (705) 743-9151**

#### **SAULT STE. MARIE**

Station Tower  
421 Bay Street, 2nd Floor  
Sault Ste. Marie, Ontario  
P6A 5L6

**Tel.: (705) 759-1116**  
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#### **SUDBURY**

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30 Cedar Street  
Suite 306  
Sudbury, Ontario  
P3E 4S7

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28 North Cumberland Street  
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Thunder Bay, Ontario  
P7B 5E7

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650 Lawrence Avenue West  
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M6A 1B2

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100 Oullette Avenue  
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N9A 6T3

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ONTARIO HOUSING  
MARKET REPORT

MARCH 1992





## ONTARIO HOUSING MARKET REPORT

CANADA MORTGAGE AND HOUSING CORPORATION  
2255 SHEPPARD AVENUE, EAST  
SUITE E222  
WILLOWDALE, ONTARIO  
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TELEPHONE: (416) 495 - 2000  
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GENERAL MANAGER - C.K. HOLDER

ECONOMIC AND MARKET ANALYSIS DEPARTMENT  
DALLARD RUNGE - Co-ORDINATOR  
ALEX MEDOW - REGIONAL ECONOMIST  
SAFRA SINGH (Mrs) - SENIOR CLERK

PLEASE DIRECT ENQUIRIES REGARDING STATISTICAL INFORMATION TO  
MRS. SAFRA SINGH, ECONOMIC AND MARKET ANALYSIS DEPARTMENT  
(416) 495-2000, EXT. 3040



## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of, six (6) large Branch Offices and ten (10) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1986 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the Housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.

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#### LIST OF CMHC OFFICES

# FINAL DATA - MARCH 1992

Final information for Urban Ontario indicates that 3,169 new dwelling units were started in March 1992. This was 113 percent higher than the 1,491 units started in March 1991. Single Detached Starts (890 units) rose 30 percent and All Other Starts (2,279 units) rose 183 percent from last year.

Urban Canada reported 8,638 units started in March, an increase of 52 percent from the 5,679 units started in the same month last year. Singles (3,747 units) rose 37 percent and All Other Types (4,891 units) rose 66 percent.

On a seasonally adjusted basis, the annual rate of starts in March and February 1992 were 49,000 and 60,000 units respectively, while in March and February 1991 they were 23,000 and 29,000 units respectively.

In Urban Canada, the corresponding figures were 134,000 and 135,000 units for March and February 1992 respectively, and 86,000 and 84,000 units for March and February 1991 respectively.

The following Table shows the comparison between the first 3 months of 1991 and 1992.

	SINGLE DETACHED				ALL OTHER TYPES				TOTAL		%
	1991	1992	% CHANGE		1991	1992	% CHANGE		1991	1992	
<b>JANUARY-MARCH</b>											
<b>URBAN ONTARIO</b>	1,760	2,689	53		3,786	6,092	61		5,546	8,781	58
<b>URBAN CANADA</b>	6,853	9,965	45		8,691	13,275	53		15,544	23,240	50
<b>CENSUS MET. AREAS</b>											
Hamilton	70	152	117		359	333	-7		429	485	13
Kitchener	35	116	*		197	288	46		232	404	74
London	46	163	*		100	447	*		146	610	*
Oshawa	180	291	62		310	584	88		490	875	79
Ottawa(Ont)	100	196	96		188	727	*		288	923	*
St.Caths.Niag.	59	146	147		195	98	-50		254	244	-4
Sudbury	20	69	*		12	41	*		32	110	*
Thund.Bay	6	19	*		0	14	*		6	33	*
Toronto	837	1,187	42		1,509	2,228	48		2,346	3,415	46
Windsor	81	120	48		179	116	-35		260	236	-9
<b>TOTAL METRO</b>	1,434	2,459	71		3,049	4,876	60		4,483	7,335	64
<b>OTHER URBAN</b>	326	230	-29		737	1,216	65		1,063	1,446	36

URBAN: 10,000+ POPULATION

\* Over 200 percent



HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY TYPE AND TENURE (INTENDED MARKET)  
MONTH & YEAR TO DATE - ONTARIO

	STARTS: MAR 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	887	89	111	0	1,087
RENTAL	3	10	288	1,202	1,503
CONDO	0	0	65	72	137
CO-OP	0	42	248	152	442
UNKNOWN	0	0	0	0	0
TOTAL URBAN ONT	890	141	712	1,426	3,169

	COMPLETIONS: MAR 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	1,489	83	134	2	1,708
RENTAL	2	4	157	702	865
CONDO	2	0	172	152	326
CO-OP	0	0	198	0	198
UNKNOWN	0	0	0	0	0
TOTAL URBAN ONT	1,493	87	661	856	3,097

	UNDER CONSTRUCTION AT END OF MAR 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	8,733	460	1,076	73	10,342
RENTAL	11	56	2,137	11,050	13,254
CONDO	17	10	1,143	4,202	5,372
CO-OP	0	46	1,461	1,575	3,082
UNKNOWN	1	0	0	0	1
TOTAL URBAN ONT	8,762	572	5,817	16,900	32,051

	STARTS: YTD MAR 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	2,686	230	646	0	3,562
RENTAL	3	32	799	3,164	3,978
CONDO	0	0	235	100	335
CO-OP	0	42	378	486	906
UNKNOWN	0	0	0	0	0
TOTAL URBAN ONT	2,689	304	2,058	3,730	8,781

	COMPLETIONS: YTD MAR 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	5,310	334	577	4	6,225
RENTAL	14	34	999	2,589	3,636
CONDO	8	10	546	1,872	2,436
CO-OP	0	2	496	170	668
UNKNOWN	0	0	0	0	0
TOTAL URBAN ONT	5,332	380	2,618	4,635	12,965

NOTE: RENTAL INCLUDES PRIVATE RENTAL, ASSISTED RENTAL AND REGISTERED CONDOMINIUMS MARKETTED TO INVESTORS AND OFFERED AS RENTAL UNITS.

HOUSING STARTS, COMPLETION, AND UNDER CONSTRUCTION  
BY CMA, CA AND REGIONAL MUNICIPALITY  
=====

	STARTS: YTD MAR 1992				TOTAL	COMPLETIONS: YTD MAR 1992				TOTAL	UNDER CONSTRUCTION AT END OF MAR 1992				
	SINGLE	DOUBLE	ROM	APT		SINGLE	DOUBLE	ROM	APT		SINGLE	DOUBLE	ROM	APT	TOTAL
CENSUS METRO AREA															
HAMILTON	128	2	180	72	382	152	6	100	227	485	367	20	394	504	1,285
KITCHENER	112	50	138	118	418	116	24	207	57	404	375	80	575	1,027	2,057
LONDON	120	26	183	4	333	163	20	320	107	610	220	46	663	505	1,434
OSHAWA	291	26	189	369	875	328	34	0	146	508	716	36	476	942	2,170
OTTAWA	196	14	230	483	923	491	19	267	165	942	320	39	320	1,705	2,384
ST. CATHARINES	68	18	220	193	499	146	32	30	36	244	281	34	403	827	1,545
SUDBURY	69	16	5	20	110	176	19	52	280	527	75	24	217	353	669
THUNDER BAY	19	4	10	0	33	89	7	50	27	173	99	10	34	334	477
TORONTO	1,187	16	375	1,837	3,415	2,445	92	1,014	3,071	6,622	4,301	54	1,395	8,215	13,965
WINDSOR	120	44	40	32	236	183	4	90	198	475	220	62	152	64	478
CENSUS AGGLOMERATES															
BARBIE	50	0	149	60	259	182	0	75	0	257	452	4	217	60	733
BELLEVILLE	4	2	0	29	35	35	6	34	26	101	40	2	0	70	112
BRANTFORD	43	14	75	0	132	37	10	42	31	120	69	28	170	88	355
CORNWALL	2	2	52	8	64	22	10	69	6	107	22	14	52	8	96
GUELPH	35	2	87	139	263	60	0	6	0	66	113	4	179	503	799
KINGSTON	14	20	18	70	122	72	22	83	0	177	99	32	24	461	616
NORTH BAY	7	2	0	0	9	46	27	112	5	190	19	28	87	27	316
PETERBOROUGH	25	0	0	0	7	37	0	8	6	51	73	0	47	196	316
SARNIA	5	8	0	0	33	44	2	0	0	46	37	8	0	196	241
SAULT STE MARIE	5	0	0	160	165	14	0	0	0	14	24	0	0	160	184
OTHER ONT AREAS*	187	38	107	136	468	494	46	59	247	846	840	47	412	675	1,974
URBAN ONTARIO*	2,689	304	2,058	3,730	8,781	5,332	380	2,618	4,635	12,965	8,762	572	5,817	16,900	32,051
URBAN CANADA*	9,965	1,396	3,712	8,167	23,240	14,533	1,855	4,322	9,500	30,210	22,161	2,970	10,526	35,276	70,833

\* 10,000+ POPULATION

	STARTS: MAR 1992					COMPLETIONS: MAR 1992					UNDER CONSTRUCTION AT END OF MAR 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HAMILTON CHA															
ANCASTER, T	5	0	0	0	5	1	0	0	0	1	44	0	0	0	44
BURLINGTON, C	14	2	0	72	88	3	0	5	72	80	53	2	65	362	482
DUNDAS, T	0	0	0	0	0	0	0	0	0	0	30	0	0	0	30
FLAMBOROUGH, TMP	2	0	0	0	2	3	0	0	0	3	50	0	0	0	50
GLANBROOKE, TMP	0	0	0	0	0	1	0	0	0	1	30	0	0	0	30
GRIMSBY, T	0	0	0	0	0	3	0	0	0	3	24	18	48	0	90
HAMILTON, C	26	0	8	0	34	16	0	20	50	86	83	0	255	142	480
STONE CREEK, C	11	0	8	0	19	3	0	38	75	116	53	0	26	0	79
TOTAL	58	2	16	72	148	30	0	63	197	290	367	20	394	504	1,285
KITCHENER CHA															
CAMBRIDGE, C	31	8	0	16	55	14	4	81	0	99	176	16	281	346	819
DUMFRIES, NORTH, TMP	1	0	0	0	1	2	0	0	0	2	31	0	0	0	31
KITCHENER, C	6	12	0	0	18	10	0	0	57	67	100	50	221	613	984
WATERLOO, C	3	2	7	0	12	2	2	8	0	12	56	14	73	68	211
WOOLMICH, TMP	1	0	0	0	1	1	0	0	0	1	12	0	0	0	12
TOTAL	42	22	7	16	87	29	6	89	57	181	375	80	575	1,027	2,057
LONDON CHA															
BELMONT, VIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DELAWARE, TMP	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
DORCHESTER, NORTH, TMP	10	0	0	0	10	5	0	0	0	5	16	0	0	0	16
LOBO, TMP	1	0	0	0	1	4	0	0	0	4	4	0	0	0	4
LONDON, C	35	0	0	0	35	56	8	103	0	167	154	22	575	501	1,252
LONDON, TMP	2	0	0	0	2	1	0	0	0	1	5	0	0	0	5
MISSOURI, WEST, TMP	0	0	0	0	0	2	0	0	0	2	4	0	0	0	4
PORT STANLEY, VIL	0	0	0	0	0	2	0	0	0	2	5	0	21	0	26
ST THOMAS, C	2	4	0	0	6	6	0	0	0	6	11	24	67	4	106
SOUTHOLD, TMP	3	0	0	0	3	0	0	0	0	0	6	0	0	0	6
WESTMINSTER, T	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
YARMOUTH, TMP	0	0	0	0	0	5	0	0	0	5	8	0	0	0	8
TOTAL	53	4	0	0	57	81	8	103	0	192	220	46	663	505	1,434



# STARTS: MAR 1992

## COMPLETIONS: MAR 1992

### UNDER CONSTRUCTION AT END OF MAR 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
OSHAMA CHA															
NEWCASTLE,T	19	2	69	0	90	73	4	0	0	77	382	10	206	0	598
OSHAMA,C	1	10	0	115	126	10	12	0	36	58	84	26	82	463	655
WHITBY,T	18	0	0	70	88	31	0	0	110	141	250	0	188	479	917
TOTAL	38	12	69	185	304	114	16	0	146	276	716	36	476	942	2,170
OTTAWA CHA															
CLARENCE,TMP	3	0	0	0	3	6	0	0	0	6	8	0	0	4	12
CUMBERLAND,TMP	20	0	0	0	20	31	0	5	0	36	73	0	3	0	76
GLoucester,C	4	0	0	0	4	36	0	0	0	36	34	0	41	0	75
GOLDBOURNE,TMP	8	0	5	0	13	3	0	12	0	15	17	10	18	0	45
KANATA,C	15	4	11	0	30	20	0	11	0	31	51	6	31	0	88
NEPEAN,C	6	0	12	0	18	9	0	16	0	25	31	0	12	34	77
OSGOODE,TMP	4	0	4	0	8	7	0	0	0	7	19	0	8	0	27
OTTAWA,C	2	3	80	38	123	10	0	6	14	30	35	22	199	1,667	1,923
RIDEAU,TMP	0	0	0	0	0	3	0	0	0	3	4	0	0	0	4
ROCKCLIFFE PARK,VIL	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
ROCKLAND,T	4	0	0	0	4	3	0	0	0	3	9	0	8	0	17
VANIER,C	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
WEST CARLETON,TMP	0	0	0	0	0	24	0	0	0	24	35	0	0	0	35
TOTAL	66	7	112	38	223	152	0	50	14	216	320	39	320	1,705	2,384
ST. CATHARINES CHA															
FORT ERIE,T	1	0	0	0	1	7	0	0	0	7	28	0	0	0	28
LINCOLN,T	2	0	0	0	2	1	0	0	0	1	22	2	21	3	48
NIAGARA-FALLS,C	4	0	0	0	4	4	4	0	0	8	56	12	128	211	407
NIAGARA-ON-THE-LAKE,T	1	0	0	0	1	5	0	0	0	5	29	0	0	0	29
PELHART,T	3	0	0	0	3	1	0	0	0	1	28	0	12	0	40
PORT COLBOURNE,C	0	0	51	0	51	2	2	0	0	4	5	0	51	0	56
ST. CATHARINES,C	6	2	162	193	363	9	2	18	0	29	45	2	162	513	722
THOROLD,C	5	2	0	0	7	3	2	5	0	10	21	6	16	0	45
MAINFLEET,TMP	0	0	0	0	0	0	0	0	0	0	9	0	0	0	9
MELLAND,C	9	2	0	0	11	4	0	0	0	4	38	12	11	100	161
TOTAL	31	6	213	193	443	36	10	23	0	69	281	34	403	827	1,545

STARTS: MAR 1992					COMPLETIONS: MAR 1992					UNDER CONSTRUCTION AT END OF MAR 1992				
SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
SUDBURY CMA														
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKEL CENTRE,T	3	4	0	7	9	8	0	0	17	8	0	4	0	12
ONAPING FALLS,T	0	0	0	0	0	0	0	0	0	1	0	0	0	1
RAYSIDE-BALFOUR,T	4	0	0	4	4	2	0	0	6	8	2	50	46	106
SUDBURY,T	2	2	0	4	17	0	40	65	122	33	20	158	297	508
VALLEY EAST,T	6	0	5	11	9	0	0	0	9	16	2	5	10	33
MALDEN,T	7	0	0	7	9	0	0	0	9	9	0	0	0	9
TOTAL	22	6	5	33	48	10	40	65	163	75	24	217	353	669
THUNDER BAY CMA														
COMMEE,TMP	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	2	0	0	0	2	5	0	0	0	5
NEEBING,TMP	0	0	0	0	0	0	0	0	0	1	0	0	0	1
O'CONNOR,TMP	0	0	0	0	0	0	0	0	0	8	0	0	0	8
OLIVER,TMP	0	0	0	0	0	0	0	0	0	8	0	0	0	8
PAIPOONGE,TMP	0	0	0	0	0	0	0	0	0	9	0	0	0	9
SHUNIAH,TMP	0	0	0	0	11	0	0	27	39	68	10	34	334	446
THUNDER BAY,C	0	0	0	0	11	1	0	0	0	99	10	34	334	477
TOTAL	0	0	0	0	13	1	0	27	41	99	10	34	334	477
WINDSOR CMA														
ALERDON,TMP	2	0	0	2	3	0	0	0	3	11	0	0	0	11
BELLE RIVER,T	2	0	0	2	0	0	0	0	0	4	0	0	8	12
COLCHESTER NORTH,TMP	0	0	0	0	1	0	0	0	1	1	0	0	0	1
ESSEX,T	0	0	0	0	1	0	0	0	1	33	0	0	0	33
HARDSTONE,TMP	7	0	0	7	8	0	0	0	8	4	0	0	0	4
ROCHESTER,TMP	0	0	0	0	0	0	0	0	0	2	0	0	0	2
ST CLAIR BEACH,VIL	0	0	0	0	0	0	0	0	0	15	0	0	0	15
SANDWICH SOUTH,TMP	5	0	0	5	3	0	0	0	3	50	0	0	0	50
SANDWICH WEST, TMP	20	0	0	20	21	0	0	0	21	27	0	106	0	133
TELCUMSEH,T	6	0	18	24	9	0	20	92	122	75	62	46	36	217
WINDSOR,C	14	42	0	56	16	2	12	0	29	220	62	152	44	478
TOTAL	56	42	18	116	62	2	32	92	188	220	62	152	44	478

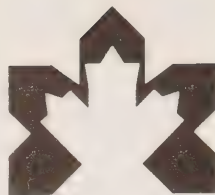
	STARTS: MAR 1992					COMPLETIONS: MAR 1992					UNDER CONSTRUCTION AT END OF MAR 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
METRO TORONTO															
ETOBICOKE,C	0	0	0	0	0	10	2	0	0	0	107	8	39	895	1,049
SCARBOROUGH,C	4	0	0	0	4	13	0	0	0	0	82	0	0	651	815
TORONTO,C	2	0	4	345	351	1	0	0	26	27	49	14	29	1,977	2,069
YORK,C	2	0	0	0	2	0	0	0	0	0	11	10	0	454	475
YORK EAST,B	1	0	0	0	1	0	0	0	0	0	14	2	0	61	77
YORK NORTH,C	7	0	0	144	151	24	0	0	0	24	174	0	23	747	944
TOTAL	16	0	4	489	509	48	2	0	26	76	437	34	173	4,785	5,429
YORK REGION															
AURORA,T	0	0	0	0	0	17	0	6	0	0	105	2	83	130	320
EAST GUILDFORD,T	0	0	0	0	0	22	0	0	0	0	18	0	0	0	18
GEORGINA,TMP	42	0	0	0	42	51	0	0	0	51	91	0	0	0	91
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KING,TMP	1	0	0	0	1	2	0	0	0	2	23	0	0	0	23
MARKHAM,T	18	0	0	0	18	61	0	0	0	61	182	0	13	100	295
MARKHAM,T	6	0	0	0	6	46	0	16	0	62	142	0	138	120	400
RICHMOND HILL,T	72	0	0	0	72	57	0	0	0	57	614	0	281	0	895
VAUGHAN,C	11	0	0	0	11	50	0	0	0	50	478	0	0	492	970
WHITCHURCH-STOUFF,T	4	0	0	0	4	4	0	0	0	4	31	0	0	0	31
TOTAL	154	0	0	0	154	310	0	22	0	332	1,684	2	515	842	3,043
PEEL REGION															
BRAMPTON,C	101	10	6	0	117	79	0	0	0	79	478	12	60	454	1,004
CALEDON,T	12	0	0	0	12	23	0	0	0	23	80	0	0	59	139
MISSISSAUGA,C	82	0	78	308	468	105	0	60	125	290	828	0	338	1,054	2,220
TOTAL	195	10	84	308	597	207	0	60	125	392	1,386	12	398	1,567	3,363
OTHER AREAS															
AJAX,T	1	0	0	0	1	17	0	0	0	17	188	0	137	130	455
ALLIS/BEEY/TEQU/TOT,T	0	0	0	0	0	0	0	0	0	0	13	0	0	53	66
BRADFORD,M GUILF,T	0	0	0	0	0	5	0	0	0	5	17	2	0	1	20
HALTON HILLS,T	5	0	0	0	5	0	0	0	0	0	109	2	12	274	397
MILTON,T	0	0	0	0	0	1	0	0	0	1	17	0	0	0	17
OAKVILLE,T	8	0	0	0	8	10	0	85	0	95	309	0	120	563	992
ORANGEVILLE,T	8	0	0	0	8	20	4	0	0	24	25	2	0	0	27
PICKERING,T	18	0	0	0	18	26	0	24	0	50	98	0	0	0	98
UXBRIDGE,TMP	0	0	0	0	0	0	0	0	0	0	18	0	40	0	58
TOTAL	40	0	0	0	40	79	4	109	0	192	794	6	309	1,021	2,130
TOTAL TORONTO CMA	405	10	88	797	1,300	644	6	191	151	992	4,301	54	1,395	8,215	13,965



MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS  
 BY CHA AND CA OVER 50,000+  
 AT COMPLETION OF : MAR 1992

N. H. A.									
NON N. H. A.					TOTAL				

Canada Mortgage  
and Housing  
Corporation



Société canadienne  
d'hypothèques et  
de logement

## ONTARIO OFFICES

### ONTARIO REGIONAL OFFICE

Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2000**

### BRANCH AND LOCAL OFFICES

#### BARRIE

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

#### HAMILTON

350 King Street East  
Suite 202  
Hamilton, Ontario  
L8N 3R3

**Tel.: (416) 572-2451**  
**Fax: (416) 572-2413**

#### KINGSTON

P.O. Box 730  
295 King Street East  
Suite 300  
Kingston, Ontario  
K7L 4X6

**Tel.: (613) 545-8040**  
**Fax: (613) 545-8036**

#### KITCHENER

Commerce House  
50 Queen Street North  
Suite 480  
Kitchener, Ontario  
N2H 6K8

**Tel.: (519) 571-6666**  
**Fax: (519) 743-5974**

#### LONDON

285 King Street  
4th Floor  
London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

#### NORTH BAY

593 Main Street East  
North Bay, Ontario  
P1B 8K5

**Tel.: (705) 472-7750**  
**Fax: (705) 476-8127**

#### OSHAWA

2 Simcoe Street South  
Suite 200  
Oshawa, Ontario  
L1H 7N1

**Tel.: (416) 571-3200**  
**Fax: (416) 571-1523**

#### OTTAWA

Carling Executive Park  
1565 Carling Avenue  
Suite 300  
Ottawa, Ontario  
K1Y 4G1

**Tel.: (613) 728-6884**  
**Fax: (613) 724-7769**

#### PETERBOROUGH

340 George Street North  
Suite 303  
Peterborough, Ontario  
K9J 6Z8

**Tel.: (705) 743-3584**  
**Fax: (705) 743-9151**

#### SAULT STE. MARIE

Station Tower  
421 Bay Street, 2nd Floor  
Sault Ste. Marie, Ontario  
P6A 5L6

**Tel.: (705) 759-1116**  
**Fax: (705) 759-8597**

#### SUDBURY

Scotia Tower  
30 Cedar Street  
Suite 306  
Sudbury, Ontario  
P3E 4S7

**Tel.: (705) 671-4400**  
**Fax: (705) 671-4394**

#### THUNDER BAY

Royal Insurance Building  
28 North Cumberland Street  
Suite 200  
Thunder Bay, Ontario  
P7B 5E7

**Tel.: (807) 343-2010**  
**Fax: (807) 345-0696**

#### TORONTO

650 Lawrence Avenue West  
Toronto, Ontario  
M6A 1B2

**Tel.: (416) 781-2451**  
**Fax: (416) 781-4473**

#### WINDSOR

100 Oullette Avenue  
Suite 410  
Windsor, Ontario  
N9A 6T3

**Tel.: (519) 256-8221**  
**Fax: (519) 256-2773**

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house Canadians

**Canada**







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ONTARIO HOUSING  
MARKET REPORT

APRIL 1992





## ONTARIO HOUSING MARKET REPORT

CANADA MORTGAGE AND HOUSING CORPORATION  
2255 SHEPPARD AVENUE, EAST  
SUITE E222  
WILLOWDALE, ONTARIO  
M2J 4Y1

TELEPHONE: (416) 495 - 2000  
FAX: (416) 495 - 2004

GENERAL MANAGER - C.K. HOLDER

ECONOMIC AND MARKET ANALYSIS DEPARTMENT  
DALLARD RUNGE - CO-ORDINATOR  
ALEX MEDOW - REGIONAL ECONOMIST  
SAFRA SINGH (MRS) - SENIOR CLERK

PLEASE DIRECT ENQUIRIES REGARDING STATISTICAL INFORMATION TO  
MRS. SAFRA SINGH, ECONOMIC AND MARKET ANALYSIS DEPARTMENT  
(416) 495-2000, EXT. 3040

## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of, six (6) large Branch Offices and ten (10) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1986 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the Housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.



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# FINAL DATA - APRIL 1992

Final information for Urban Ontario indicates that 5,176 new dwelling units were started in April 1992. This was 61 percent higher than the 3,214 units started in April 1991. Single Detached Starts (1,977 units) rose 47 percent and All Other Starts (3,199 units) rose 72 percent from last year.

Urban Canada reported 13,272 units started in April, an increase of 32 percent from the 10,052 units started in the same month last year. Singles (6,723 units) rose 34 percent and All Other Types (6,549 units) rose 31 percent.

On a seasonally adjusted basis, the annual rate of starts in April and March 1992 were 55,000 and 49,000 units respectively, while in April and March 1991 they were 34,000 and 23,000 units respectively.

In Urban Canada, the corresponding figures were 142,000 and 134,000 units for April and March 1992 respectively, and 108,000 and 86,000 units for April and March 1991 respectively.

The following Table shows the comparison between the first 4 months of 1991 and 1992.

	SINGLE DETACHED				ALL OTHER TYPES				TOTAL		
			%				%				%
JANUARY-APRIL	1991	1992	CHANGE		1991	1992	CHANGE		1991	1992	CHANGE
URBAN ONTARIO	3,109	4,666	50		5,651	9,291	64		8,760	13,957	59
URBAN CANADA	11,887	16,688	40		13,709	19,824	45		25,596	36,512	43
CENSUS MET. AREAS											
Hamilton	117	236	102		359	493	37		476	729	53
Kitchener	78	163	109		271	469	73		349	632	81
London	90	205	128		243	227	-7		333	432	30
Oshawa	253	354	40		330	610	85		583	964	65
Ottawa(Ont)	220	416	89		385	1,183	207		605	1,599	164
St.Caths.Niag.	85	118	39		207	605	192		292	723	148
Sudbury	40	103	158		40	122	205		80	225	181
Thund.Bay	17	37	118		0	58	##		17	95	459
Toronto	1,477	2,182	48		2,360	3,847	63		3,837	6,029	57
Windsor	155	212	37		225	146	-35		380	358	-6
TOTAL METRO	2,532	4,026	59		4,420	7,760	76		6,952	11,786	70
OTHER URBAN	577	640	11		1,231	1,531	24		1,808	2,171	20

URBAN: 10,000+ POPULATION

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- H57

FINAL DATA - MARCH 1992

REVISED PAGE

Final information for Urban Ontario indicates that 3,169 new dwelling units were started in March 1992. This was 113 percent higher than the 1,491 units started in March 1991. Single Detached Starts (890 units) rose 30 percent and All Other Starts (2,279 units) rose 183 percent from last year.

Urban Canada reported 8,638 units started in March, an increase of 52 percent from the 5,679 units started in the same month last year. Singles (3,747 units) rose 37 percent and All Other Types (4,891 units) rose 66 percent.

On a seasonally adjusted basis, the annual rate of starts in March and February 1992 were 49,000 and 60,000 units respectively, while in March and February 1991 they were 23,000 and 29,000 units respectively.

In Urban Canada, the corresponding figures were 134,000 and 135,000 units for March and February 1992 respectively, and 89,000 and 85,000 units for March and February 1991 respectively.

The following Table shows the comparison between the first 3 months of 1991 and 1992.

PLEASE NOTE: 1992 FIGURES REVISED

	<u>SINGLE DETACHED</u>				<u>ALL OTHER TYPES</u>				<u>TOTAL</u>		<u>%</u>
			<u>%</u>				<u>%</u>				
<u>JANUARY-MARCH</u>	<u>1991</u>	<u>1992</u>	<u>CHANGE</u>		<u>1991</u>	<u>1992</u>	<u>CHANGE</u>		<u>1991</u>	<u>1992</u>	<u>CHANGE</u>
<u>URBAN ONTARIO</u>	1,760	2,689	53		3,786	6,092	61		5,546	8,781	58
<u>URBAN CANADA</u>	6,853	9,965	45		8,691	13,275	53		15,544	23,240	50
<u>CENSUS MET. AREAS</u>											
Hamilton	70	128	83		359	254	-29		429	382	-11
Kitchener	35	112	*		197	306	55		232	418	80
Ondon	46	120	*		100	213	*		146	333	*
Oshawa	180	291	62		310	584	88		490	875	79
Ottawa(Ont)	100	196	96		188	727	*		288	923	*
St.Caths.Niag.	59	68	15		195	431	121		254	499	96
Sudbury	20	69	*		12	41	*		32	110	*
Thund.Bay	6	19	*		0	14	*		6	33	*
Toronto	837	1,187	42		1,509	2,228	48		2,346	3,415	46
Windsor	81	120	48		179	116	-35		260	236	-9
<u>TOTAL METRO</u>	1,434	2,310	61		3,049	4,914	61		4,483	7,224	61
<u>OTHER URBAN</u>	326	379	16		737	1,178	60		1,063	1,557	46

URBAN: 10,000+ POPULATION

\* (Over 200 percent)







HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY TYPE AND TENURE (INTENDED MARKET)  
MONTH & YEAR TO DATE - ONTARIO

	STARTS: APR 1992					COMPLETIONS: APR 1992					UNDER CONSTRUCTION AT END OF APR 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	1,977	254	220	0	2,451	1,538	80	141	0	1,559	9,373	630	1,160	73	11,236
RENTAL	0	2	235	1,096	1,333	8	26	89	766	889	3	34	2,218	11,333	13,588
CONDO	0	0	236	512	748	0	0	232	0	232	17	10	1,305	4,349	5,681
CO-OP	0	24	182	438	644	0	0	56	0	56	0	70	1,587	2,013	3,670
UNKNOWN	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
TOTAL URBAN ONT	1,977	280	873	2,046	5,176	1,546	106	518	766	2,736	9,394	744	6,270	17,768	34,176

	STARTS: YTD APR 1992					COMPLETIONS: YTD APR 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	4,663	484	866	0	6,013	6,648	414	718	4	7,784
RENTAL	3	34	1,034	4,240	5,311	22	60	1,088	3,555	4,525
CONDO	0	0	471	612	1,083	8	10	778	1,872	2,668
CO-OP	0	66	560	924	1,550	0	2	552	170	724
UNKNOWN	0	0	0	0	0	0	0	0	0	0
TOTAL URBAN ONT	4,666	584	2,931	5,776	13,957	6,678	486	3,136	5,401	15,701

NOTE: RENTAL INCLUDES PRIVATE RENTAL, ASSISTED RENTAL AND REGISTERED CONDOMINIUMS MARKETED TO INVESTORS AND OFFERED AS RENTAL UNITS.

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY CHA, CA AND REGIONAL MUNICIPALITY

	STARTS: YTD APR 1992					COMPLETIONS: YTD APR 1992					UNDER CONSTRUCTION AT END OF APR 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
CENSUS METRO AREA															
HAMILTON	236	6	291	196	729	193	8	100	227	528	434	22	505	628	1,589
KITCHENER	163	76	150	243	632	156	42	207	258	665	386	88	517	1,021	2,012
LONDON	205	40	183	4	432	197	30	374	238	839	671	50	609	375	1,305
OSHAWA	354	44	197	369	964	452	46	9	146	653	257	40	475	942	2,114
OTTAWA	416	16	321	846	1,599	615	21	332	377	1,345	416	39	346	1,856	2,657
ST. CATHARINES	118	30	305	270	723	185	38	34	36	293	293	40	484	904	1,721
SUDBURY	103	18	15	89	225	187	21	58	280	546	98	24	227	416	765
THUNDER BAY	37	4	54	0	95	106	7	60	27	200	100	10	68	334	512
TORONTO	2,182	174	795	2,878	6,029	3,024	102	1,276	3,140	7,542	4,717	202	1,715	8,822	15,456
WINDSOR	212	70	40	36	358	239	24	90	198	551	256	68	152	48	524
CENSUS AGGLOMERATES															
BARRIE	85	0	149	60	294	255	2	129	0	386	413	2	163	60	638
BELLEVILLE	16	2	59	29	106	44	8	34	26	112	43	0	59	70	172
BRANTFORD	73	20	75	0	168	53	12	45	31	141	83	32	167	88	370
CORNWALL	9	4	52	8	73	23	16	69	6	114	28	10	52	8	98
GUELPH	35	2	87	139	263	97	2	6	0	105	76	2	179	503	760
KINGSTON	45	24	27	70	166	100	24	83	150	357	102	34	33	311	480
NORTH BAY	11	2	0	65	78	50	29	112	8	199	19	26	87	89	221
PETERBOROUGH	19	0	0	0	19	54	0	8	6	68	67	0	47	84	198
SARNIA	41	8	0	0	49	56	2	0	0	58	41	8	0	196	245
SAULT STE MARIE	6	0	0	160	166	16	0	0	0	16	23	0	0	160	185
OTHER ONT AREAS*	300	44	131	314	789	576	52	110	247	985	871	47	385	853	2,156
URBAN ONTARIO*	4,666	584	2,931	5,776	13,957	6,678	486	3,136	5,401	15,701	9,394	744	6,270	17,768	34,176
URBAN CANADA*	16,688	2,341	5,354	12,129	36,512	19,234	2,755	5,674	12,499	40,162	24,184	3,015	10,937	35,738	73,874

\* 10,000+ POPULATION

	STARTS: APR 1992					COMPLETIONS: APR 1992					UNDER CONSTRUCTION AT END OF APR 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HAMILTON CHA															
ANCASTER, T	11	0	6	0	17	2	0	0	0	2	53	0	6	0	59
BURLINGTON, C	23	0	42	0	65	7	0	0	0	7	69	2	107	362	540
DUNDAS, T	5	0	0	0	5	4	0	0	0	4	31	0	0	0	31
FLAMBOROUGH, TWP	5	0	0	0	5	2	0	0	0	2	53	0	0	0	53
GLANBROOKE, TWP	7	0	0	0	7	2	0	0	0	2	35	0	0	0	35
GRIMSBY, T	6	4	0	0	10	7	2	0	0	9	23	20	48	0	91
HAMILTON, C	35	0	63	124	222	8	0	0	0	8	110	0	318	266	694
STONE CREEK, C	16	0	0	0	16	9	0	0	0	9	60	0	26	0	86
TOTAL	108	4	111	124	347	41	2	0	0	43	434	22	505	628	1,589
KITCHENER CHA															
CAMBRIDGE, C	9	0	0	0	9	17	0	0	178	195	168	16	211	238	633
DUMFRIES NORTH, TWP	5	0	8	0	13	1	0	0	0	1	35	0	8	0	43
KITCHENER, C	17	24	0	0	41	13	16	0	23	52	104	58	221	590	973
WATERLOO, C	19	2	4	125	150	7	2	0	0	9	68	14	77	193	352
WOOLWICH, TWP	1	0	0	0	1	2	0	0	0	2	11	0	0	0	11
TOTAL	51	26	12	125	214	40	18	0	201	259	386	88	517	1,021	2,012
LONDON CHA															
BELMONT, VIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DELAWARE, TWP	3	0	0	0	3	0	0	0	0	0	5	0	0	0	5
DORCHESTER NORTH, TWP	15	0	0	0	15	2	0	0	0	2	29	0	0	0	29
LOGO, TWP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
LONDON, C	59	12	0	0	71	17	8	54	131	210	196	26	521	371	1,114
LONDON, TWP	1	0	0	0	1	2	0	0	0	2	4	0	0	0	4
MISSOURI WEST, TWP	4	0	0	0	4	2	0	0	0	2	6	0	0	0	6
PORT STANLEY, VIL	2	0	0	0	2	1	0	0	0	1	6	0	21	0	27
ST THOMAS, C	1	2	0	0	3	8	2	0	0	10	4	24	67	4	99
SOUTHOLD, TWP	0	0	0	0	0	2	0	0	0	2	4	0	0	0	4
WESTMINSTER, T	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
YARMOUTH, TWP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
TOTAL	85	14	0	0	99	34	10	54	131	229	271	50	609	375	1,305

STARTS: APR 1992										COMPLETIONS: APR 1992										UNDER CONSTRUCTION AT END OF APR 1992									
<----->										<----->										<----->									
SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
OSHAWA CHA																													
37	2	8	0	47	95	2	9	0	106	326	8	205	0	539	80	32	82	463	0	539	80	32	82	463	0	539	80	32	82
4	16	0	0	20	8	10	0	0	18	251	0	188	0	918	251	0	188	479	0	918	251	0	188	479	0	918	251	0	188
22	0	0	0	22	21	0	0	0	21	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
63	18	8	0	89	124	12	9	0	145	657	40	475	942	2,114	657	40	475	942	0	2,114	657	40	475	942	0	2,114	657	40	475
TOTAL																													
8	0	0	0	8	4	0	0	4	8	12	0	0	0	12	77	0	0	0	0	12	77	0	0	0	0	12	77	0	0
45	0	28	0	73	41	0	0	0	41	60	0	8	0	108	60	0	8	52	0	108	60	0	8	52	0	108	60	0	8
52	0	0	52	104	26	0	41	0	67	17	10	40	0	35	17	10	40	45	0	35	17	10	40	45	0	35	17	10	40
10	0	0	0	10	10	0	10	0	20	75	6	12	0	166	75	6	12	45	0	166	75	6	12	45	0	166	75	6	12
38	0	9	45	92	14	0	0	0	14	49	0	0	0	95	49	0	0	34	0	95	49	0	0	34	0	95	49	0	0
28	0	6	0	34	10	0	6	0	16	25	0	8	0	33	25	0	8	0	0	33	25	0	8	0	0	33	25	0	8
6	0	0	0	6	0	0	0	0	0	43	22	247	1,725	2,037	43	22	247	1,725	0	2,037	43	22	247	1,725	0	2,037	43	22	247
14	2	48	266	330	6	2	0	208	216	4	0	0	0	4	4	0	0	0	0	4	4	0	0	0	0	4	4	0	0
0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	4	0	0	0	0	4	4	0	0	0	0	4	4	0	0
0	0	0	0	0	0	0	0	0	0	11	0	0	0	11	11	0	0	0	0	11	11	0	0	0	0	11	11	0	0
7	0	0	0	7	5	0	8	0	13	1	1	0	0	2	1	1	0	0	0	2	1	1	0	0	0	2	1	1	0
1	0	0	0	1	0	0	0	0	0	38	0	0	0	38	38	0	0	0	0	38	38	0	0	0	0	38	38	0	0
11	0	0	0	11	8	0	0	0	8	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
220	2	91	363	676	124	2	65	212	403	416	39	346	1,856	2,657	416	39	346	1,856	0	2,657	416	39	346	1,856	0	2,657	416	39	346
TOTAL																													
6	0	0	0	6	1	0	0	0	1	33	0	0	0	33	33	0	0	0	0	33	33	0	0	0	0	33	33	0	0
7	0	6	0	13	8	0	0	0	8	21	2	27	3	53	21	2	27	276	3	53	21	2	27	276	3	53	21	2	27
15	10	0	65	90	7	2	4	0	13	64	20	124	0	484	64	20	124	0	0	484	64	20	124	0	0	484	64	20	124
3	0	0	0	3	5	0	0	0	5	27	0	0	0	27	27	0	0	0	0	27	27	0	0	0	0	27	27	0	0
3	0	0	0	3	7	0	0	0	7	24	0	12	0	36	24	0	12	0	0	36	24	0	12	0	0	36	24	0	0
7	2	0	0	9	1	2	0	0	3	4	0	51	0	55	4	0	51	0	0	55	4	0	51	0	0	55	4	0	0
7	0	72	0	79	6	2	0	0	8	46	0	234	0	793	46	0	234	513	0	793	46	0	234	513	0	793	46	0	0
1	0	0	0	1	1	0	0	0	1	21	6	18	0	45	21	6	18	0	0	45	21	6	18	0	0	45	21	6	0
0	0	0	0	0	3	0	0	0	3	6	0	0	0	6	6	0	0	0	0	6	6	0	0	0	0	6	6	0	0
8	0	7	12	27	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
50	12	85	77	224	39	6	4	0	49	293	40	484	904	1,721	293	40	484	904	0	1,721	293	40	484	904	0	1,721	293	40	484
TOTAL																													



	STARTS: APR 1992					COMPLETIONS: APR 1992					UNDER CONSTRUCTION AT END OF APR 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
SUDBURY CMA															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKEL CENTRE,T	0	0	0	0	0	0	0	0	0	0	8	0	4	0	12
ONAPING FALLS,T	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
RAYSIDE-BALFOUR,T	2	0	0	0	2	2	0	0	0	2	8	2	50	46	106
SUDBURY,T	13	2	0	62	77	3	2	0	0	5	43	20	158	359	580
VALLEY EAST,T	16	0	10	7	33	4	0	6	0	10	28	2	15	11	56
MALDEN,T	3	0	0	0	3	2	0	0	0	2	10	0	0	0	10
TOTAL	34	2	10	69	115	11	2	6	0	19	98	24	227	416	765
THUNDER BAY CMA															
COMPEE,TMP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING,TMP	0	0	0	0	0	1	0	0	0	1	4	0	0	0	4
O'CONNOR,TMP	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
OLIVER,TMP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
PAIPOONGE,TMP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
SHUNIAH,TMP	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0
THUNDER BAY,C	18	0	44	0	62	15	0	10	0	25	71	10	68	334	483
TOTAL	18	0	44	0	62	17	0	10	0	27	100	10	68	334	512
WINDSOR CMA															
ALERDON,TMP	5	0	0	0	5	2	0	0	0	2	14	0	0	0	14
BELLE RIVER,T	1	0	0	4	5	2	0	0	0	2	3	0	0	12	15
COLCHESTER NORTH,TMP	2	0	0	0	2	0	0	0	0	0	3	0	0	0	3
ESSEX,T	3	0	0	0	3	0	0	0	0	0	37	0	0	0	37
MAIDSTONE,TMP	10	0	0	0	10	6	0	0	0	6	5	0	0	0	5
ROCHESTER,TMP	1	0	0	0	1	0	0	0	0	0	2	0	0	0	2
ST CLAIR BEACH,VIL	0	0	0	0	0	0	0	0	0	0	22	0	0	0	22
SANDWICH SOUTH,TMP	10	0	0	0	10	3	0	0	0	3	62	0	0	0	62
SANDWICH WEST, TMP	20	0	0	0	20	8	0	0	0	8	38	0	106	0	144
TECUMSEH,T	18	0	0	0	18	7	0	0	0	7	67	68	46	36	217
WINDSOR,C	22	26	0	0	48	28	20	0	0	48	67	68	152	48	524
TOTAL	92	26	0	4	122	56	20	0	0	76	256	68	152	48	524

STARTS: APR 1992										COMPLETIONS: APR 1992					UNDER CONSTRUCTION AT END OF APR 1992								
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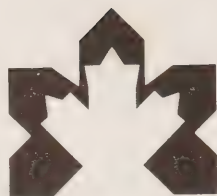
MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS  
 BY CHA AND CA OVER 50,000+  
 AT COMPLETION OF: APR 1992

N.H.A.									
SINGLE					SEMI				
AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS		AVERAGE PRICE (\$000'S)	UNITS			
242	47	150	5		147	19			
216	40	132	6		138	9			
187	34	121	7		118	7			
178	109	211	7		150	1			
202	144	235	12		89	2			
208	37								
159	17								
156	18								
352	530								
197	51								
TOTAL									
N.H.A.									
SINGLE					SEMI				
AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS		AVERAGE PRICE (\$000'S)	UNITS			
0	0	0	0		0	0			
0	0	0	0		0	0			
149	14	140	2		0	0			
0	0	0	0		0	0			
0	0	0	0		0	0			
0	0	0	0		0	0			
288	8	0	0		0	0			
0	0	0	0		0	0			
TOTAL									
N.H.A.									
SINGLE					SEMI				
AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS		AVERAGE PRICE (\$000'S)	UNITS			
229	47	149	5		149	19			
183	40	150	6		130	11			
178	34	140	7		168	7			
123	123	190	7		123	1			
164	144	123	1		150	0			
189	37	238	12		89	2			
150	17								
155	18								
286	538								
170	51								

CENSUS METRO AREA

HAMILTON  
 KITCHENER  
 LONDON  
 OSHAWA  
 OTTAWA  
 ST. CATHARINES  
 SUDBURY  
 THUNDER BAY  
 TORONTO  
 WINDSOR

Canada Mortgage  
and Housing  
Corporation



Société canadienne  
d'hypothèques et  
de logement

## ONTARIO OFFICES

### ONTARIO REGIONAL OFFICE

Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2000**

### BRANCH AND LOCAL OFFICES

#### BARRIE

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

#### HAMILTON

350 King Street East  
Suite 202  
Hamilton, Ontario  
L8N 3R3

**Tel.: (416) 572-2451**  
**Fax: (416) 572-2413**

#### KINGSTON

P.O. Box 730  
295 King Street East  
Suite 300  
Kingston, Ontario  
K7L 4X6

**Tel.: (613) 545-8040**  
**Fax: (613) 545-8036**

#### KITCHENER

Commerce House  
50 Queen Street North  
Suite 480  
Kitchener, Ontario  
N2H 6K8

**Tel.: (519) 571-6666**  
**Fax: (519) 743-5974**

#### LONDON

285 King Street  
4th Floor  
London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

#### NORTH BAY

593 Main Street East  
North Bay, Ontario  
P1B 8K5

**Tel.: (705) 472-7750**  
**Fax: (705) 476-8127**

#### OSHAWA

2 Simcoe Street South  
Suite 200  
Oshawa, Ontario  
L1H 7N1

**Tel.: (416) 571-3200**  
**Fax: (416) 571-1523**

#### OTTAWA

Carling Executive Park  
1565 Carling Avenue  
Suite 300  
Ottawa, Ontario  
K1Y 4G1

**Tel.: (613) 728-6884**  
**Fax: (613) 724-7769**

#### PETERBOROUGH

340 George Street North  
Suite 303  
Peterborough, Ontario  
K9J 6Z8

**Tel.: (705) 743-3584**  
**Fax: (705) 743-9151**

#### SAULT STE. MARIE

Station Tower  
421 Bay Street, 2nd Floor  
Sault Ste. Marie, Ontario  
P6A 5L6

**Tel.: (705) 759-1116**  
**Fax: (705) 759-8597**

#### SUDBURY

Scotia Tower  
30 Cedar Street  
Suite 306  
Sudbury, Ontario  
P3E 4S7

**Tel.: (705) 671-4400**  
**Fax: (705) 671-4394**

#### THUNDER BAY

Royal Insurance Building  
28 North Cumberland Street  
Suite 200  
Thunder Bay, Ontario  
P7B 5E7

**Tel.: (807) 343-2010**  
**Fax: (807) 345-0696**

#### TORONTO

650 Lawrence Avenue West  
Toronto, Ontario  
M6A 1B2

**Tel.: (416) 781-2451**  
**Fax: (416) 781-4473**

#### WINDSOR

100 Oullette Avenue  
Suite 410  
Windsor, Ontario  
N9A 6T3

**Tel.: (519) 256-8221**  
**Fax: (519) 256-2773**

**CMHC** Helping to  
house Canadians

**Canada**







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**ONTARIO HOUSING  
MARKET REPORT**

**MAY 1992**





## ONTARIO HOUSING MARKET REPORT

CANADA MORTGAGE AND HOUSING CORPORATION  
2255 SHEPPARD AVENUE, EAST  
SUITE E222  
WILLOWDALE, ONTARIO  
M2J 4Y1

TELEPHONE: (416) 495 - 2000  
FAX: (416) 495 - 2004

GENERAL MANAGER - C.K. HOLDER

ECONOMIC AND MARKET ANALYSIS DEPARTMENT  
DALLARD RUNGE - CO-ORDINATOR  
ALEX MEDOW - REGIONAL ECONOMIST  
SAFRA SINGH (Mrs) - SENIOR CLERK

PLEASE DIRECT ENQUIRIES REGARDING STATISTICAL INFORMATION TO  
MRS. SAFRA SINGH, ECONOMIC AND MARKET ANALYSIS DEPARTMENT  
(416) 495-2000, EXT. 3040



## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of, six (6) large Branch Offices and ten (10) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1986 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the Housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.

LA1

MH 40

- H 57

TO OUR SUBSCRIBERS:

PLEASE BE ADVISED THAT WE ARE INCLUDING SEVEN PAGES OF REVISED DATA FOR THE MAY 1992 ONTARIO HOUSING MARKET REPORT IN THE FRONT OF THIS ISSUE.

PLEASE REMOVE THE OLD ONES AND REPLACE WITH THE REVISED VERSIONS.

THANK YOU VERY MUCH AND PLEASE ACCEPT OUR APOLOGIES FOR THE INCONVENIENCE.





# REVISED

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY TYPE AND TENURE (INTENDED MARKET)  
MONTH & YEAR TO DATE - ONTARIO  
=====

## STARTS: MAY 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	2,481	240	382	0	3,103
RENTAL	0	20	157	1,178	1,355
CONDO	0	2	217	132	351
CO-OP	0	0	165	587	752
UNKNOWN	0	0	0	0	0
TOTAL URBAN ONT	2,481	262	921	1,897	5,561

## COMPLETIONS: MAY 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	1,437	86	260	1	1,784
RENTAL	3	4	305	519	830
CONDO	0	0	92	678	773
CO-OP	0	4	370	273	647
UNKNOWN	0	0	0	0	0
TOTAL URBAN ONT	1,442	94	1,027	1,471	4,034

	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	10,383	784	1,282	76	12,525
RENTAL	1	52	2,130	11,986	14,169
CONDO	14	12	1,199	3,992	5,217
CO-OP	0	66	1,275	2,242	3,583
UNKNOWN	1	0	0	0	1
TOTAL URBAN ONT	10,399	914	5,886	18,296	35,495

## STARTS: YTD MAY 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	7,144	724	1,248	0	9,116
RENTAL	3	54	1,191	5,418	6,666
CONDO	0	2	688	744	1,434
CO-OP	0	66	725	1,511	2,302
UNKNOWN	0	0	0	0	0
TOTAL URBAN ONT	7,147	846	3,852	7,673	19,518

## COMPLETIONS: YTD MAY 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	8,085	500	978	5	9,568
RENTAL	11	64	1,393	3,874	5,355
CONDO	0	10	870	2,550	3,441
CO-OP	0	6	922	443	1,371
UNKNOWN	0	0	0	0	0
TOTAL URBAN ONT	8,120	580	4,163	6,872	19,735

NOTE: RENTAL INCLUDES PRIVATE RENTAL, ASSISTED RENTAL AND REGISTERED CONDOMINIUMS MARKETTED TO INVESTORS AND OFFERED AS RENTAL UNITS.

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY CHA, CA AND REGIONAL MUNICIPALITY

REVISED

	STARTS: YTD MAY 1992					COMPLETIONS: YTD MAY 1992					UNDER CONSTRUCTION AT END OF MAY 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
CENSUS METRO AREA															
HAMILTON	342	22	405	196	965	324	12	248	369	953	411	34	471	486	1,402
KITCHENER	251	114	176	243	784	212	58	304	332	906	416	110	446	947	1,919
LONDON	288	60	219	8	575	265	38	443	238	984	286	62	576	379	1,303
OSHAWA	450	60	237	427	1,174	558	46	83	146	833	647	56	441	1,000	2,144
OTTAWA	662	24	463	937	2,086	698	23	395	426	1,542	579	45	425	1,898	2,947
ST. CATHARINES	162	48	364	294	868	232	44	162	172	610	290	52	415	792	1,549
SUDBURY	178	34	51	163	426	232	37	118	318	705	128	26	203	450	807
THUNDER BAY	81	16	54	0	151	127	13	60	27	227	123	16	68	334	541
TORONTO	3,207	226	1,140	4,135	8,708	3,655	112	1,486	4,104	9,357	5,110	244	1,614	9,219	16,187
WINDSOR	333	72	50	36	491	291	24	174	198	687	325	70	78	48	521
CENSUS AGGLOMERATES															
BARRIE	217	0	149	80	446	297	4	193	0	494	503	0	99	80	682
BELLEVILLE	47	2	59	29	137	48	8	34	26	116	69	0	59	70	198
BRANTFORD	114	24	89	150	377	72	22	45	91	230	105	26	181	178	490
CORNWALL	9	6	52	8	75	29	18	69	6	122	22	10	52	8	92
GUELPH	47	2	87	139	275	108	2	6	0	116	77	2	179	503	761
KINGSTON	94	36	36	132	298	119	24	83	150	376	132	46	42	373	593
NORTH BAY	28	6	2	109	145	51	31	112	8	202	35	28	89	133	285
PETERBOROUGH	43	0	0	0	43	66	0	8	6	80	79	0	47	84	210
SARNIA	49	10	41	30	130	67	2	0	0	69	38	10	41	226	315
SAULT STE MARIE	12	0	0	216	228	20	0	0	0	20	25	0	0	216	241
OTHER ONT AREAS*	525	84	178	341	1,128	616	62	130	255	1,063	999	77	360	872	2,308
URBAN ONTARIO*	7,139	846	3,852	7,673	19,510	8,087	580	4,153	6,872	19,692	10,399	914	5,886	18,296	35,495
URBAN CANADA*	25,006	3,348	7,400	16,472	52,226	23,912	3,351	7,667	16,338	51,268	27,681	3,428	10,652	36,363	78,124

\* 10,000+ POPULATION



# REVISED

STARTS: MAY 1992										COMPLETIONS: MAY 1992					UNDER CONSTRUCTION AT END OF MAY 1992				
<----->		----->		----->		<----->		----->		<----->		----->		<----->		----->			
SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HAMILTON CMA																			
ANCASTER, T	12	2	0	14	28	0	0	0	28	37	2	6	0	45					
BURLINGTON, C	27	12	109	148	10	2	3	0	15	86	12	213	362	673					
DUNDAS, T	3	0	0	3	13	0	0	0	13	21	0	0	0	21					
FLAMBOROUGH, TWP	7	0	0	7	6	0	0	0	6	56	0	0	0	56					
GLANBROUKE, TWP	5	0	0	5	20	0	0	0	20	20	0	0	0	20					
GRIMSBY, T	2	0	0	2	4	2	40	0	46	21	18	8	0	47					
HAMILTON, C	41	2	5	48	42	0	105	142	289	109	2	218	124	453					
STONE CREEK, C	9	0	0	9	8	0	0	0	8	61	0	26	0	87					
TOTAL	106	16	114	236	131	4	148	142	425	411	34	471	486	1,402					
KITCHENER CMA																			
CAMBRIDGE, C	7	0	20	27	35	6	61	70	172	138	10	170	168	486					
DUMFRIES NORTH, TWP	3	0	0	3	1	0	0	0	1	37	0	8	0	45					
KITCHENER, C	43	38	6	87	8	10	30	4	52	139	86	197	586	1,008					
MATERLOO, C	31	0	0	31	10	0	6	0	16	89	14	71	193	367					
WOOLMICH, TWP	4	0	0	4	2	0	0	0	2	13	0	0	0	13					
TOTAL	88	38	26	152	56	16	97	74	243	416	110	446	947	1,919					
LONDON CMA																			
BELMONT, VIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
DELMARE, TWP	2	0	0	2	0	0	0	0	0	7	0	0	0	7					
DORCHESTER NORTH, TWP	6	0	0	6	8	0	0	0	8	27	0	0	0	27					
LOBO, TWP	1	0	0	1	2	0	0	0	2	3	0	0	0	3					
LONDON, C	67	18	36	125	45	2	69	0	116	218	42	488	375	1,123					
LONDON, TWP	2	0	0	2	1	0	0	0	1	5	0	0	0	5					
MISSOURI WEST, TWP	0	0	0	0	0	0	0	0	0	6	0	0	0	6					
PORT STANLEY, VIL	0	0	0	0	1	0	0	0	1	5	0	21	0	26					
ST THOMAS, C	1	2	0	3	0	6	0	0	6	5	20	67	4	96					
SOUTHOLD, TWP	0	0	0	0	1	0	0	0	1	3	0	0	0	3					
WESTMINSTER, T	2	0	0	2	3	0	0	0	3	4	0	0	0	4					
YARMOUTH, TWP	2	0	0	2	7	0	0	0	7	3	0	0	0	3					
TOTAL	83	20	36	143	68	8	69	0	145	286	62	576	379	1,303					

# REVISED

	STARTS: MAY 1992					COMPLETIONS: MAY 1992					UNDER CONSTRUCTION AT END OF MAY 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
OSHANA CMA															
NEWCASTLE, T	58	0	40	0	98	66	0	41	0	107	318	8	204	0	530
OSHANA, C	4	16	0	58	78	4	0	0	0	4	80	48	82	521	731
WHITBY, T	34	0	0	0	34	36	0	33	0	69	249	0	155	479	883
TOTAL	96	16	40	58	210	106	0	74	0	180	647	56	441	1,000	2,144
OTTAWA CMA															
CLARENCE, TWP	11	0	0	0	11	5	0	0	0	5	18	0	0	0	18
CUMBERLAND, TWP	53	0	19	0	72	18	0	15	0	33	112	0	35	0	147
GLOUCESTER, C	34	0	0	0	34	2	0	0	0	2	92	0	0	52	144
GOULBOURNE, TWP	2	0	29	0	31	7	0	8	0	15	12	10	29	0	51
KANATA, C	45	0	0	0	55	23	0	20	0	43	97	6	30	45	178
NEPEAN, C	17	0	50	66	133	2	0	12	0	14	64	0	50	100	214
OSGOODE, TWP	17	6	8	0	31	5	0	4	0	9	37	6	12	0	55
OTTAWA, C	32	2	26	15	75	6	2	4	49	61	69	22	269	1,691	2,051
RIDEAU, TWP	8	0	0	0	8	2	0	0	0	2	10	0	0	0	10
ROCKCLIFFE PARK, VIL	0	0	0	0	0	1	0	0	0	1	3	0	0	0	3
ROCKLAND, T	11	0	0	10	21	7	0	0	0	7	15	0	0	10	25
VANIER, C	0	0	0	0	0	1	0	0	0	1	1	1	0	0	2
WEST CARLETON, TWP	16	0	0	0	16	5	0	0	0	5	49	0	0	0	49
TOTAL	246	8	142	91	487	83	2	63	49	197	579	45	425	1,898	2,947
ST. CATHARINES CMA															
FORT ERIE, T	2	0	0	0	2	8	0	0	0	8	27	0	0	0	27
LINCOLN, T	1	0	4	0	5	5	0	0	0	5	17	2	31	3	53
NIAGARA-FALLS, C	9	4	6	0	19	3	6	124	60	193	70	18	6	216	310
NIAGARA-ON-THE-LAKE, T	3	0	0	0	3	4	0	0	0	4	26	0	0	0	26
PELHAM, T	4	0	0	0	4	3	0	0	0	3	25	0	12	0	37
PORT COLBOURNE, C	2	0	0	0	2	2	0	0	0	2	6	0	51	0	57
ST. CATHARINES, C	7	2	41	24	74	6	0	4	76	86	47	2	271	461	781
THOROLD, C	4	6	8	0	18	2	0	0	0	2	23	12	26	0	61
WAINFLEET, TWP	1	0	0	0	1	1	0	0	0	1	6	0	0	0	6
WELLAND, C	11	6	0	0	17	15	0	0	0	15	43	18	18	112	191
TOTAL	44	18	59	24	145	47	6	128	136	317	290	52	415	792	1,549

# REVISED

	STARTS: MAY 1992				COMPLETIONS: MAY 1992				UNDER CONSTRUCTION AT END OF MAY 1992						
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
SUDBURY CMA															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKEL CENTRE, T	12	4	0	0	16	7	0	0	0	7	13	4	4	0	21
ONAPING FALLS, T	3	0	0	0	3	0	0	0	0	0	4	0	0	0	4
RAYSIDE-BALFOUR, T	8	8	0	2	18	2	2	0	0	4	14	10	50	46	120
SUDBURY, T	17	2	18	64	101	12	14	60	36	122	48	8	116	367	559
VALLEY EAST, T	32	2	18	8	60	22	0	0	2	24	38	4	33	17	92
MALDEN, T	3	0	0	0	3	2	0	0	0	2	11	0	0	0	11
TOTAL	75	16	36	74	201	45	16	60	38	159	128	26	203	450	807
THUNDER BAY CMA															
COMBEE, TMP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING, TMP	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
O'CONNOR, TMP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
OLIVER, TMP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
PAIPOONGE, TMP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
SHULIAH, TMP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
THUNDER BAY, C	44	12	0	0	56	21	6	0	0	27	94	16	68	334	512
TOTAL	44	12	0	0	56	21	6	0	0	27	123	16	68	334	541
WINDSOR CMA															
ALERDON, TMP	5	0	0	0	5	3	0	0	0	3	16	0	0	0	16
BELLE RIVER, T	5	0	0	0	5	0	0	0	0	0	8	0	0	12	20
COLCHESTER NORTH, TMP	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
ESSEX, T	6	0	0	0	6	2	0	0	0	2	51	0	0	0	51
MAIDSTONE, TMP	16	0	0	0	16	2	0	0	0	2	7	0	0	0	7
ROCHESTER, TMP	3	0	0	0	3	1	0	0	0	1	2	0	0	0	2
ST CLAIR BEACH, VIL	0	0	0	0	0	0	0	0	0	0	27	0	0	0	27
SANDWICH SOUTH, TMP	10	0	0	0	10	5	0	0	0	5	70	0	0	0	70
SANDWICH WEST, TMP	21	0	0	0	21	13	0	0	0	13	55	0	78	0	133
TECUMSEH, T	24	0	10	0	34	7	0	38	0	45	79	70	0	36	185
WINDSOR, C	31	2	0	0	33	19	0	46	0	65	79	0	0	0	79
TOTAL	121	2	10	0	133	52	0	84	0	136	325	70	78	48	521

# REVISED

	STARTS: MAY 1992					COMPLETIONS: MAY 1992					UNDER CONSTRUCTION AT END OF MAY 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
METRO TORONTO															
ETOBICOKE, C	0	0	20	529	549	11	4	0	120	135	83	4	59	1,370	1,516
SCARBOROUGH, C	15	0	32	159	206	19	0	0	164	183	83	0	114	646	843
TORONTO, C	5	10	0	201	216	2	2	0	403	407	45	22	14	1,817	1,898
YORK, C	0	0	0	106	106	0	0	0	0	0	11	10	0	560	581
YORK EAST, B	1	0	0	41	42	0	0	0	0	0	13	2	0	102	117
YORK NORTH, C	21	0	0	221	242	21	0	0	144	165	179	0	23	1,485	1,687
TOTAL	42	10	52	1,257	1,361	53	6	0	831	890	414	38	210	5,980	6,642
YORK REGION															
AURORA, T	26	0	0	0	26	14	0	23	0	37	118	2	31	130	281
EAST GUILDFORD, T	7	0	0	0	7	4	0	0	0	4	22	0	0	0	22
GEORGINA, TWP	5	0	0	0	5	25	0	0	0	25	83	0	0	0	83
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KING, TWP	5	0	0	0	5	2	0	0	0	2	27	0	0	0	27
MARKHAM, T	36	0	53	0	89	15	0	0	0	15	143	0	62	100	305
NEWMARKET, T	52	0	19	0	71	25	0	38	0	63	190	0	58	120	368
RICHMOND HILL, T	23	0	0	0	23	53	0	90	47	190	572	0	144	0	716
VAUGHAN, C	67	0	0	0	67	70	0	0	0	70	476	0	60	492	1,028
WHITCHURCH-STOUFF, T	5	0	0	0	5	6	0	0	0	6	31	0	0	0	31
TOTAL	226	0	72	0	298	214	0	151	47	412	1,662	2	355	842	2,861
PEEL REGION															
BRAMPTON, C	210	16	20	0	246	158	0	0	0	158	667	152	132	454	1,405
CALEDON, T	8	0	0	0	8	12	0	0	0	12	66	0	0	59	125
MISSISSAUGA, C	340	0	163	0	503	142	0	26	63	231	1,073	0	567	1,018	2,658
TOTAL	558	16	183	0	757	312	0	26	63	401	1,806	152	699	1,531	4,188
OTHER AREAS															
AJAX, T	17	0	0	0	17	15	0	21	0	36	399	0	116	130	645
ALLIS/BEET/TECUM/TOT, T	16	0	0	0	16	2	0	0	0	2	28	0	0	53	81
BRADFORD, W. GILLIM, T	0	0	0	0	0	0	2	0	1	5	14	0	0	0	14
HALTON HILLS, T	2	0	0	0	2	5	2	12	22	41	70	0	0	252	322
MILTON, T	2	0	0	0	2	1	0	0	0	1	22	0	0	0	22
OAKVILLE, T	82	24	38	0	144	13	0	0	0	13	409	46	194	431	1,080
ORANGEVILLE, T	10	2	0	0	12	6	0	0	0	6	91	0	0	0	97
PICKERING, T	65	0	0	0	65	4	0	0	0	4	178	0	0	0	178
UXBRIDGE, TWP	5	0	0	0	5	4	0	0	0	4	17	0	40	0	57
TOTAL	199	26	38	0	263	52	4	33	23	112	1,228	52	350	866	2,496
TOTAL TORONTO CMA	1,025	52	345	1,257	2,679	631	10	210	964	1,815	5,110	244	1,614	9,219	16,187

# REVISED

MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS  
BY CMA AND CA OVER 50,000+  
AT COMPLETION OF: MAY 1992

TOTAL

NON N.H.A.

N.H.A.

	SINGLE		SEMI		SINGLE		SEMI		SINGLE		SEMI	
	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	MEDIAN PRICE (\$000'S)	UNITS	MEDIAN PRICE (\$000'S)	UNITS
235	130	168	139	0	0	0	0	0	215	130	168	2
224	66	143	0	0	0	0	0	0	185	66	145	19
237	76	127	0	0	0	0	0	0	193	76	123	9
181	91	130	139	17	0	0	0	0	158	108	130	1
192	100	110	0	0	0	0	0	0	179	100	110	1
188	48	124	0	0	0	0	0	0	169	48	120	3
168	37	142	0	0	0	0	0	0	169	37	153	6
166	18	100	0	0	0	0	0	0	168	18	100	2
306	639	287	278	7	0	0	0	0	268	646	350	3
169	58	0	0	0	0	0	0	0	156	58	0	0

CENSUS METRO AREA

HAMILTON  
KITCHENER  
LONDON  
OSHAWA  
OTTAWA  
SUDBURY  
THUNDER BAY  
TORONTO  
WINDSOR

1  
0  
1





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# FINAL DATA - MAY 1992

Final information for Urban Ontario indicates that 5,576 new dwelling units were started in May 1992. This was 44 percent higher than the 3,864 units started in May 1991. Single Detached Starts (2,496 units) rose 16 percent and All Other Starts (3,080 units) rose 80 percent from last year.

Urban Canada reported 15,830 units started in May, an increase of 10 percent from the 14,357 units started in the same month last year. Singles (8,388 units) rose 06 percent and All Other Types (7,442 units) rose 16 percent.

On a seasonally adjusted basis, the annual rate of starts in May and April 1992 were 48,000 and 55,000 units respectively, while in May and April 1991 they were 35,000 and 34,000 units respectively.

In Urban Canada, the corresponding figures were 138,000 and 142,000 units for May and April 1992 respectively, and 130,000 and 108,000 units for May and April 1991 respectively.

The following Table shows the comparison between the first 5 months of 1991 and 1992.

	<u>SINGLE DETACHED</u>				<u>ALL OTHER TYPES</u>				<u>TOTAL</u>		
			%				%				
<u>JANUARY-MAY</u>	<u>1991</u>	<u>1992</u>	<u>CHANGE</u>		<u>1991</u>	<u>1992</u>	<u>CHANGE</u>		<u>1991</u>	<u>1992</u>	<u>CHANGE</u>
<u>URBAN ONTARIO</u>	5,258	7,162	36		7,366	12,371	68		12,624	19,533	
<u>URBAN CANADA</u>	19,815	25,076	27		20,138	27,266	35		39,953	52,342	
<u>CENSUS MET. AREAS</u>											
Hamilton	231	342	48		565	623	10		796	965	
Kitchener	153	251	64		323	533	65		476	784	
London	161	288	79		380	287	-24		541	575	
Oshawa	374	450	20		369	724	96		743	1,174	
Ottawa(Ont)	470	662	41		540	1,424	164		1,010	2,086	
St.Caths.Niag.	157	162	3		263	706	168		420	868	
Sudbury	98	178	82		236	248	5		334	426	
Thund.Bay	54	81	50		8	70	##		62	151	
Toronto	2,296	3,207	40		2,804	5,501	96		5,100	8,708	
Windsor	229	333	45		321	158	-51		550	491	
<u>TOTAL METRO</u>	4,223	5,954	41		5,809	10,274	77		10,032	16,228	
<u>OTHER URBAN</u>	1,035	1,208	17		1,557	2,097	35		2,592	3,305	

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY TYPE AND TENURE (INTENDED MARKET)  
MONTH & YEAR TO DATE - ONTARIO

UNDER CONSTRUCTION AT END OF MAY 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	9,373	630	1,160	73	11,236
RENTAL	3	34	2,218	11,333	13,588
CONDO	17	10	1,305	4,349	5,681
CO-OP	0	70	1,587	2,013	3,670
UNKNOWN	1	0	0	0	1
TOTAL URBAN ONT	9,394	764	6,270	17,768	34,176

COMPLETIONS: MAY 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	0	0	0	0	0
RENTAL	0	0	0	0	0
CONDO	0	0	0	0	0
CO-OP	0	0	0	0	0
UNKNOWN	0	0	0	0	0
TOTAL URBAN ONT	0	0	0	0	0

STARTS: MAY 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	0	0	0	0	0
RENTAL	0	0	0	0	0
CONDO	0	0	0	0	0
CO-OP	0	0	0	0	0
UNKNOWN	0	0	0	0	0
TOTAL URBAN ONT	0	0	0	0	0

COMPLETIONS: YTD MAY 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	6,648	414	718	4	7,784
RENTAL	22	60	1,088	3,355	4,525
CONDO	8	10	778	1,872	2,668
CO-OP	0	2	552	170	724
UNKNOWN	0	0	0	0	0
TOTAL URBAN ONT	6,678	486	3,136	5,401	15,701

STARTS: YTD MAY 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	4,663	484	866	0	6,013
RENTAL	3	34	1,034	4,240	5,311
CONDO	0	0	471	612	1,083
CO-OP	0	66	560	924	1,550
UNKNOWN	0	0	0	0	0
TOTAL URBAN ONT	4,666	584	2,931	5,776	13,957

NOTE: RENTAL INCLUDES PRIVATE RENTAL, ASSISTED RENTAL AND REGISTERED CONDOMINIUMS MARKETED TO INVESTORS AND OFFERED AS RENTAL UNITS.

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY CHA, CA AND REGIONAL MUNICIPALITY

	STARTS: YTD MAY 1992					COMPLETIONS: YTD MAY 1992					UNDER CONSTRUCTION AT END OF MAY 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
CENSUS METRO AREA															
HAMILTON	236	6	291	196	729	193	8	100	227	528	434	22	505	628	1,559
KITCHENER	163	76	150	243	632	156	42	207	258	663	386	88	517	1,021	2,012
LONDON	205	40	183	4	432	197	30	374	238	839	271	50	609	375	1,305
OSHANA	354	44	197	369	964	452	46	9	146	653	657	40	475	942	2,114
OTTAWA	416	16	321	866	1,599	615	21	332	377	1,345	416	39	346	1,856	2,657
ST. CATHARINES	118	30	305	270	723	185	38	34	36	293	293	40	484	904	1,721
SUBURBY	103	18	15	89	225	187	21	58	280	546	96	24	227	416	765
THUNDER BAY	37	4	54	0	95	106	7	60	27	200	100	10	68	334	512
TORONTO	2,182	174	795	2,878	6,029	3,024	102	1,276	3,140	7,542	4,717	202	1,715	8,822	15,456
WINDSOR	212	70	40	36	358	239	24	90	198	551	256	68	152	48	524
CENSUS AGGLOMERATES															
BARRIE	85	0	149	60	294	255	2	129	0	386	413	2	163	60	638
BELLEVILLE	16	2	59	29	106	44	8	34	26	112	43	0	59	70	172
BRANTFORD	73	20	75	0	168	53	12	45	31	141	83	32	167	88	370
CORNWALL	9	4	52	8	73	23	16	69	6	114	28	10	52	8	98
GUELPH	35	2	87	139	263	97	2	6	0	105	76	2	179	503	760
KINGSTON	45	24	27	70	166	100	24	83	150	357	102	34	33	311	480
NORTH BAY	11	2	0	65	78	50	29	112	8	199	19	26	87	89	221
PETERBOROUGH	19	0	0	0	19	54	0	8	6	68	67	0	47	84	198
SARNIA	41	8	0	0	49	56	2	0	0	58	41	8	0	196	245
SAULT STE MARIE	6	0	0	160	166	16	0	0	0	16	23	0	0	160	183
OTHER ONT AREAS*	300	44	131	314	789	576	52	110	247	985	871	47	385	853	2,156
URBAN ONTARIO*	4,666	584	2,931	5,776	13,957	6,678	486	3,136	5,401	15,701	9,394	744	6,270	17,768	34,176
URBAN CANADA*	16,688	2,341	5,354	12,129	36,512	19,234	2,755	5,674	12,499	40,162	24,184	3,015	10,937	35,738	73,874

\* 10,000+ POPULATION



# STARTS: MAY 1992

## COMPLETIONS: MAY 1992

# UNDER CONSTRUCTION AT END OF MAY 1992

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## STARTS: MAY 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
OSHANA CMA	0	0	0	0	0
NEWCASTLE, T	0	0	0	0	0
OSHANA, C	0	0	0	0	0
WHITBY, T	0	0	0	0	0
TOTAL	0	0	0	0	0

## COMPLETIONS: MAY 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
OSHANA CMA	0	0	0	0	0
NEWCASTLE, T	0	0	0	0	0
OSHANA, C	0	0	0	0	0
WHITBY, T	0	0	0	0	0
TOTAL	0	0	0	0	0

## UNDER CONSTRUCTION AT END OF MAY 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
OSHANA CMA	326	8	205	0	539
NEWCASTLE, T	80	32	82	463	657
OSHANA, C	251	0	188	479	918
WHITBY, T	657	40	475	942	2,114
TOTAL	1,264	80	860	1,884	3,037

## OTTAWA CMA

	SINGLE	DOUBLE	ROM	APT	TOTAL
CLARENCE, TWP	12	0	0	0	12
CUMBERLAND, TWP	77	0	31	0	108
GOUCESTER, C	60	0	0	52	112
GOULBOURNE, TWP	17	10	8	0	35
KANATA, C	75	6	40	45	166
NEPEAN, C	49	0	12	34	95
OSGOODE, TWP	25	0	8	0	33
OTTAWA, C	43	22	247	1,725	2,037
RIDEAU, TWP	4	0	0	0	4
ROCKCLIFFE PARK, VIL	4	0	0	0	4
ROCKLAND, T	11	0	0	0	11
VANIER, C	1	1	0	0	2
WEST CARLETON, TWP	38	0	0	0	38
TOTAL	416	39	346	1,856	2,657

## ST. CATHARINES CMA

	SINGLE	DOUBLE	ROM	APT	TOTAL
FORT ERIE, T	33	0	0	0	33
LINCOLN, T	21	2	27	3	53
NIAGARA-FALLS, C	64	20	124	276	484
NIAGARA-ON-THE-LAKE, T	27	0	0	0	27
PELHAM, T	24	0	12	0	36
PORT COLBOURNE, C	4	0	51	0	55
ST. CATHARINES, C	46	0	234	513	793
THOROLD, C	21	6	18	0	45
WAINFLEET, TWP	6	0	0	0	6
WELLAND, C	47	12	18	112	189
TOTAL	293	40	484	904	1,721

	STARTS: MAY 1992				COMPLETIONS: MAY 1992				UNDER CONSTRUCTION AT END OF MAY 1992						
	SINGLE	DOUBLE	RDW	APT	TOTAL	SINGLE	DOUBLE	RDW	APT	TOTAL	SINGLE	DOUBLE	RDW	APT	TOTAL
SUBURBY CHA															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKEL CENTRE, T	0	0	0	0	0	0	0	0	0	0	8	0	4	0	12
ONAPING FALLS, T	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
RAYSIDE-BALFOUR, T	0	0	0	0	0	0	0	0	0	0	8	2	50	46	106
SUBURBY, T	0	0	0	0	0	0	0	0	0	0	43	20	158	359	580
VALLEY EAST, T	0	0	0	0	0	0	0	0	0	0	28	2	15	11	56
WALDEN, T	0	0	0	0	0	0	0	0	0	0	10	0	0	0	10
TOTAL	0	0	0	0	0	0	0	0	0	98	24	227	416	765	
THUNDER BAY CHA															
CONHEE, TMP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING, TMP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
O'CONNOR, TMP	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
OLIVER, TMP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
PAIPOUNGE, TMP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
SHUNIAH, TMP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
THUNDER BAY, C	0	0	0	0	0	0	0	0	0	0	71	10	68	334	483
TOTAL	0	0	0	0	0	0	0	0	0	100	10	68	334	512	
WINDSOR CHA															
ALERDON, TMP	0	0	0	0	0	0	0	0	0	0	14	0	0	0	14
BELLE RIVER, T	0	0	0	0	0	0	0	0	0	0	3	0	0	12	15
COLCHESTER NORTH, TMP	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
ESSEX, T	0	0	0	0	0	0	0	0	0	0	37	0	0	0	37
MAIDSTONE, TMP	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
ROCHESTER, TMP	0	0	0	0	0	0	0	0	0	0	22	0	0	0	22
ST CLAIR BEACH, VIL	0	0	0	0	0	0	0	0	0	0	62	0	0	0	62
SANDWICH SOUTH, TMP	0	0	0	0	0	0	0	0	0	0	38	0	106	0	144
SANDWICH WEST, TMP	0	0	0	0	0	0	0	0	0	0	67	68	46	36	217
TECUMSEH, T	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WINDSOR, C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	256	68	152	48	524	

STARTS: MAY 1992										COMPLETIONS: MAY 1992										UNDER CONSTRUCTION AT END OF MAY 1992											
SINGLE		DOUBLE		ROM		APT		TOTAL		SINGLE		DOUBLE		ROM		APT		TOTAL		SINGLE		DOUBLE		ROM		APT		TOTAL			
METRO TORONTO																															
-----																															
ETOBICOKE,C																															
SCARBOROUGH,C																															
TORONTO,C																															
YORK,C																															
YORK EAST,B																															
YORK NORTH,C																															
TOTAL																															
YORK REGION																															
-----																															
AURORA,T																															
EAST GUILDFORD,T																															
GEORGINA,TMP																															
GEORGINA ISL 33 I.R.																															
KING,TMP																															
MARKHAM,T																															
NEWARK,T																															
RICHMOND HILL,T																															
VAUGHAN,C																															
WHITCHURCH-STOUFF,T																															
TOTAL																															
PEEL REGION																															
-----																															
BRAMPTON,C																															
CALEDON,T																															
MISSISSAUGA,C																															
TOTAL																															
OTHER AREAS																															
-----																															
AJAX,T																															
ALLIS/BEET/TECUM/TOT,T																															
BRADFORD,M GILLIN,T																															
HALTON HILLS,T																															
MILTON,T																															
OAKVILLE,T																															
ORANGEVILLE,T																															
PICKERING,T																															
UXBRIDGE,TMP																															
TOTAL																															
TOTAL TORONTO CHA																															

MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS  
 BY CMA AND CA OVER 50,000+  
 AT COMPLETION OF: MAY 1992

CENSUS METRO AREA	NON N. H. A.				N. H. A.				TOTAL			
	SINGLE		SEMI		SINGLE		SEMI		SINGLE		SEMI	
	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	MEDIAN PRICE (\$000'S)	UNITS	MEDIAN PRICE (\$000'S)	UNITS
HAMILTON	0	0	0	0	0	0	0	0	0	0	0	0
KITCHENER	0	0	0	0	0	0	0	0	0	0	0	0
LONDON	0	0	0	0	0	0	0	0	0	0	0	0
OSHAWA	0	0	0	0	0	0	0	0	0	0	0	0
OTTAWA	0	0	0	0	0	0	0	0	0	0	0	0
ST. CATHARINES	0	0	0	0	0	0	0	0	0	0	0	0
SUDBURY	0	0	0	0	0	0	0	0	0	0	0	0
THUNDER BAY	0	0	0	0	0	0	0	0	0	0	0	0
TORONTO	0	0	0	0	0	0	0	0	0	0	0	0
WINDSOR	0	0	0	0	0	0	0	0	0	0	0	0

CENSUS METRO AREA  
 HAMILTON  
 KITCHENER  
 LONDON  
 OSHAWA  
 OTTAWA  
 ST. CATHARINES  
 SUDBURY  
 THUNDER BAY  
 TORONTO  
 WINDSOR



Canada Mortgage  
and Housing  
Corporation



Société canadienne  
d'hypothèques et  
de logement

## ONTARIO OFFICES

### ONTARIO REGIONAL OFFICE

Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2000**

### BRANCH AND LOCAL OFFICES

#### BARRIE

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

#### HAMILTON

350 King Street East  
Suite 202  
Hamilton, Ontario  
L8N 3R3

**Tel.: (416) 572-2451**  
**Fax: (416) 572-2413**

#### KINGSTON

P.O. Box 730  
295 King Street East  
Suite 300  
Kingston, Ontario  
K7L 4X6

**Tel.: (613) 545-8040**  
**Fax: (613) 545-8036**

#### KITCHENER

Commerce House  
50 Queen Street North  
Suite 480  
Kitchener, Ontario  
N2H 6K8

**Tel.: (519) 571-6666**  
**Fax: (519) 743-5974**

#### LONDON

285 King Street  
4th Floor  
London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

#### NORTH BAY

593 Main Street East  
North Bay, Ontario  
P1B 8K5

**Tel.: (705) 472-7750**  
**Fax: (705) 476-8127**

#### OSHAWA

2 Simcoe Street South  
Suite 200  
Oshawa, Ontario  
L1H 7N1

**Tel.: (416) 571-3200**  
**Fax: (416) 571-1523**

#### OTTAWA

Carling Executive Park  
1565 Carling Avenue  
Suite 300  
Ottawa, Ontario  
K1Y 4G1

**Tel.: (613) 728-6884**  
**Fax: (613) 724-7769**

#### PETERBOROUGH

340 George Street North  
Suite 303  
Peterborough, Ontario  
K9J 6Z8

**Tel.: (705) 743-3584**  
**Fax: (705) 743-9151**

#### SAULT STE. MARIE

Station Tower  
421 Bay Street, 2nd Floor  
Sault Ste. Marie, Ontario  
P6A 5L6

**Tel.: (705) 759-1116**  
**Fax: (705) 759-8597**

#### SUDBURY

Scotia Tower  
30 Cedar Street  
Suite 306  
Sudbury, Ontario  
P3E 4S7

**Tel.: (705) 671-4400**  
**Fax: (705) 671-4394**

#### THUNDER BAY

Royal Insurance Building  
28 North Cumberland Street  
Suite 200  
Thunder Bay, Ontario  
P7B 5E7

**Tel.: (807) 343-2010**  
**Fax: (807) 345-0696**

#### TORONTO

650 Lawrence Avenue West  
Toronto, Ontario  
M6A 1B2

**Tel.: (416) 781-2451**  
**Fax: (416) 781-4473**

#### WINDSOR

100 Oullette Avenue  
Suite 410  
Windsor, Ontario  
N9A 6T3

**Tel.: (519) 256-8221**  
**Fax: (519) 256-2773**

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ONTARIO HOUSING  
MARKET REPORT

JUNE 1992







**ONTARIO HOUSING MARKET REPORT**

**CANADA MORTGAGE AND HOUSING CORPORATION**  
2255 Sheppard Avenue, East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

Telephone: (416) 495 - 2000  
Fax: (416) 495 - 2004

**GENERAL MANAGER - C.K. HOLDER**

**ECONOMIC AND MARKET ANALYSIS DEPARTMENT**  
Dallard Runge - Co-Ordinator  
Alex Medow - Regional Economist  
Safra Singh (Mrs) - Senior Clerk

**Please Direct Enquiries Regarding Statistical Information to  
Mrs. Safra Singh, Economic and Market Analysis Department  
(416) 495-2000, Ext. 3040**

## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of, six (6) large Branch Offices and ten (10) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1986 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the Housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.

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#### **MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE & SEMI-DETACHED UNITS AT COMPLETION:**

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#### **LIST OF CMHC OFFICES**

# FINAL DATA - JUNE 1992

Final information for Urban Ontario indicates that 4,438 new dwelling units were started in June 1992. This was 19 percent lower than the 5,494 units started in June 1991. Single Detached Starts (2,606 units) fell 08 percent and All Other Starts (1,832 units) fell 30 percent from last year.

Urban Canada reported 15,229 units started in June, an increase of 06 percent from the 14,346 units started in the same month last year. Singles (8,180 units) fell 03 percent and All Other Types (7,049 units) rose 19 percent.

On a seasonally adjusted basis, the annual rate of starts in June and May 1992 were 43,000 and 49,000 units respectively, while in June and May 1991 they were 53,000 and 34,000 units respectively.

In Urban Canada, the corresponding figures were 146,000 and 139,000 units for June and May 1992 respectively, and 137,000 and 126,000 units for June and May 1991 respectively.

The following Table shows the comparison between the first 6 months of 1991 and 1992.

	<u>SINGLE DETACHED</u>				<u>ALL OTHER TYPES</u>				<u>TOTAL</u>		<u>%</u>
			<u>%</u>				<u>%</u>				
<u>JANUARY-JUNE</u>	<u>1991</u>	<u>1992</u>	<u>CHANGE</u>		<u>1991</u>	<u>1992</u>	<u>CHANGE</u>		<u>1991</u>	<u>1992</u>	<u>CHANGE</u>
<u>URBAN ONTARIO</u>	8,120	9,745	20		9,998	14,203	42		18,118	23,948	32
<u>URBAN CANADA</u>	28,230	33,186	18		26,069	34,269	31		54,299	67,455	24
<u>CENSUS MET. AREAS</u>											
Hamilton	317	430	36		711	793	12		1,028	1,223	19
Kitchener	260	362	39		443	611	38		703	973	38
London	244	398	63		589	291	-51		833	689	-17
Oshawa	555	553	0		523	780	49		1,078	1,333	24
Ottawa(Ont)	741	989	33		945	1,702	80		1,686	2,691	60
St.Caths.Niag.	223	212	-5		376	720	91		599	932	56
Sudbury	177	240	36		440	448	2		617	688	12
Thund.Bay	97	150	55		82	105	##		179	255	42
Toronto	3,663	4,154	13		3,653	6,096	67		7,316	10,250	40
Windsor	319	430	35		321	174	-46		640	604	-6
<u>TOTAL METRO</u>	6,596	7,918	20		8,083	11,720	45		14,679	19,638	34
<u>OTHER URBAN</u>	1,524	1,827	20		1,915	2,483	30		3,439	4,310	25

URBAN: 10,000+ POPULATION

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY TYPE AND TENURE (INTENDED MARKET)  
MONTH & YEAR TO DATE - ONTARIO

	STARTS: JUN 1992					COMPLETIONS: JUN 1992					UNDER CONSTRUCTION AT END OF JUN 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	2,603	228	211	0	3,042	2,085	126	294	0	2,505	10,835	889	1,205	4	12,933
RENTAL	0	12	262	406	680	1	16	154	1,006	1,177	0	46	2,212	11,329	13,587
CONDO	3	2	125	94	224	0	0	0	82	237	17	14	1,113	3,774	4,918
CO-OP	0	0	277	215	492	0	0	124	213	337	0	66	1,422	2,254	3,742
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL URBAN ONT	2,606	242	875	715	4,438	2,086	142	727	1,301	4,256	10,852	1,015	5,952	17,361	35,180

	STARTS: YTD JUN 1992					COMPLETIONS: YTD JUN 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	9,747	952	1,459	0	12,158	10,170	626	1,272	5	12,073
RENTAL	3	66	1,453	5,824	7,346	25	80	1,547	4,880	6,532
CONDO	3	4	813	838	1,658	11	10	1,025	2,632	3,678
CO-OP	0	66	1,002	1,726	2,794	0	6	1,046	656	1,708
UNKNOWN	0	0	0	0	0	0	0	0	0	0
TOTAL URBAN ONT	9,753	1,088	4,727	8,388	23,956	10,206	722	4,890	8,173	23,991

NOTE: RENTAL INCLUDES PRIVATE RENTAL, ASSISTED RENTAL AND REGISTERED CONDOMINIUMS MARKETTED TO INVESTORS AND OFFERED AS RENTAL UNITS.



HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY CMA, CA AND REGIONAL MUNICIPALITY

	STARTS: YTD JUN 1992					COMPLETIONS: YTD JUN 1992					UNDER CONSTRUCTION AT END OF JUN 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
CENSUS METRO AREA															
HAMILTON	430	26	571	196	1,223	424	16	306	369	1,115	407	34	579	486	1,506
KITCHENER	362	154	214	243	973	294	102	315	332	1,043	445	106	473	947	1,971
LONDON	398	64	219	8	689	345	46	524	241	1,156	316	58	495	376	1,245
OSHAWA	553	66	287	427	1,333	732	56	226	356	1,370	560	52	348	607	1,567
OTTAWA	989	28	631	1,043	2,691	855	35	464	647	2,001	749	38	524	1,783	3,094
ST. CATHARINES	212	54	372	294	932	275	46	170	223	714	297	56	415	741	1,509
SUBURRY	240	44	113	291	688	267	37	118	344	766	154	36	265	552	1,007
THUNDER BAY	150	22	54	29	255	149	13	60	27	249	169	22	68	363	622
TORONTO	4,154	296	1,319	4,481	10,250	4,622	120	1,614	4,736	11,092	5,040	306	1,659	8,939	15,944
WINDSOR	430	88	50	36	604	366	26	202	198	792	348	84	50	36	518

CENSUS AGGLOMERATES

BARRIE	318	0	176	80	574	346	4	288	0	638	549	0	31	80	660
BELLEVILLE	81	2	59	29	171	57	8	34	26	125	94	0	59	70	223
BRANTFORD	153	26	89	150	418	96	24	45	91	256	119	26	181	178	504
CORNWALL	31	22	52	8	113	33	22	69	6	130	40	22	52	8	122
GUELPH	75	2	87	139	303	114	4	20	0	138	99	0	165	503	767
KINGSTON	136	48	39	132	355	138	36	86	208	468	155	46	42	315	558
NORTH BAY	49	18	2	149	218	57	31	112	9	209	50	40	89	172	351
PETERBOROUGH	74	0	0	0	74	85	0	8	66	159	91	0	47	24	162
SARNIA	63	10	41	30	144	84	10	0	0	94	35	2	41	226	304
SAULT STE MARIE	27	4	0	216	247	26	0	0	0	26	34	4	0	216	254
OTHER ONT AREAS*	828	114	352	407	1,701	841	86	229	294	1,450	1,101	83	369	739	2,292
URBAN ONTARIO*	9,753	1,088	4,727	8,388	23,956	10,206	722	4,890	8,173	23,991	10,852	1,015	5,952	17,361	35,180
URBAN CANADA*	33,225	4,431	9,213	20,654	67,523	30,478	4,218	9,414	20,997	65,107	29,270	3,656	10,633	35,517	79,076

\* 10,000+ POPULATION

STARTS: JUN 1992					COMPLETIONS: JUN 1992					UNDER CONSTRUCTION AT END OF JUN 1992				
SINGLE	DOUBLE	RON	APT	TOTAL	SINGLE	DOUBLE	RON	APT	TOTAL	SINGLE	DOUBLE	RON	APT	TOTAL
HAMILTON CMA														
ANCASTER,T	6	0	0	6	2	0	0	0	2	42	2	6	0	50
BURLINGTON,C	23	4	0	122	17	0	58	0	75	92	16	250	362	720
DUNDAS,T	14	0	0	14	4	0	0	0	4	31	0	0	0	31
FLAMBOROUGH,TMP	6	0	0	6	29	0	0	0	29	40	0	0	0	40
GLANBROOKE,TMP	0	0	0	0	8	0	0	0	8	12	0	0	0	12
GRIMSBY,T	5	0	0	5	3	2	0	0	5	23	16	8	0	47
HAMILTON,C	13	0	0	39	25	2	0	0	27	97	0	244	124	465
STONEY CREEK,C	21	0	0	66	12	0	0	0	12	70	0	71	0	141
TOTAL	88	4	0	258	100	4	58	0	162	407	34	579	486	1,506
KITCHENER CMA														
CAMBRIDGE ,C	73	34	0	127	49	8	0	0	57	162	36	190	168	556
DUMFRIES NORTH,TMP	5	0	0	5	6	0	0	0	6	36	0	8	0	44
KITCHENER,C	2	2	0	22	12	30	0	0	42	129	58	215	586	988
MATERLOO,C	31	4	0	35	14	6	11	0	31	106	12	60	193	371
WOOLWICH,TMP	0	0	0	0	1	0	0	0	1	12	0	0	0	12
TOTAL	111	40	0	189	82	44	11	0	137	445	106	473	947	1,971
LONDON CMA														
BELMONT,VIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DELAWARE,TMP	7	0	0	7	1	0	0	0	1	13	0	0	0	13
DORCHESTER NORTH,TMP	9	0	0	9	14	0	0	0	14	22	0	0	0	22
LOBO,TMP	4	0	0	4	3	0	0	0	3	4	0	0	0	4
LONDON,C	73	4	0	77	54	6	81	3	144	237	40	407	372	1,056
LONDON,TMP	4	0	0	4	2	0	0	0	2	7	0	0	0	7
MISSOURI WEST,TMP	0	0	0	0	1	0	0	0	1	5	0	0	0	5
PORT STANLEY,VIL	2	0	0	2	1	0	0	0	1	6	0	21	0	27
ST THOMAS,C	4	0	0	4	2	0	0	0	4	7	18	67	4	96
SOUTHOLD,TMP	3	0	0	3	1	0	0	0	1	5	0	0	0	5
WESTMINSTER,T	0	0	0	0	0	0	0	0	0	4	0	0	0	4
YARMOUTH,TMP	4	0	0	4	1	0	0	0	1	6	0	0	0	6
TOTAL	110	4	0	114	80	6	81	3	172	316	58	495	376	1,245

## STARTS: JUN 1992

## COMPLETIONS: JUN 1992

## UNDER CONSTRUCTION AT END OF JUN 1992

	<----- STARTS: JUN 1992 ----->					<----- COMPLETIONS: JUN 1992 ----->					<----- UNDER CONSTRUCTION AT END OF JUN 1992 ----->				
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
OSHAWA CMA															
NEWCASTLE, T	63	0	0	0	63	113	2	29	0	144	259	6	175	0	440
OSHAWA, C	5	6	50	0	61	8	8	66	126	208	75	46	66	359	546
WHITBY, T	35	0	0	0	35	53	0	48	84	185	226	0	107	248	581
TOTAL	103	6	50	0	159	174	10	143	210	537	560	52	348	607	1,567
OTTAWA CMA															
CLARENCE, TMP	40	2	0	0	42	7	0	0	0	7	51	2	0	0	53
CUMBERLAND, TMP	52	0	47	0	99	48	0	16	0	64	116	0	66	0	182
GLOUCESTER, C	14	0	25	0	39	10	0	0	0	10	96	0	25	52	173
GUILBOURNE, TMP	24	0	0	0	24	10	0	0	0	10	26	10	29	0	65
KANATA, C	76	2	33	0	111	46	4	0	0	50	127	4	63	45	239
NEPEAN, C	27	0	63	11	101	10	0	0	0	10	81	0	113	111	305
OSGOODE, TMP	29	0	0	0	29	4	0	0	0	4	62	6	12	0	80
OTTAWA, C	32	0	0	95	127	7	8	53	221	289	94	15	216	1,565	1,890
RIDEAU, TMP	6	0	0	0	6	0	0	0	0	0	16	0	0	0	16
ROCKCLIFFE PARK, VIL	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
ROCKLAND, T	10	0	0	0	10	11	0	0	0	11	14	0	0	10	24
VANIER, C	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2
WEST CARLETON, TMP	17	0	0	0	17	4	0	0	0	4	62	0	0	0	62
TOTAL	327	4	168	106	605	157	12	69	221	459	749	38	524	1,783	3,094
ST. CATHARINES CMA															
FORT ERIE, T	7	0	0	0	7	3	0	0	0	3	31	0	0	0	31
LINCOLN, T	7	0	0	0	7	1	0	0	0	1	22	2	31	3	58
NIAGARA-FALLS, C	13	0	0	0	13	16	0	0	0	16	67	18	6	216	307
NIAGARA-ON-THE-LAKE, T	2	0	0	0	2	4	0	0	0	4	24	0	0	0	24
PELHAM, T	4	0	8	0	12	3	0	0	0	3	26	0	20	0	46
PORT COLBOURNE, C	0	0	0	0	0	0	0	0	0	0	6	0	51	0	57
ST. CATHARINES, C	8	2	0	0	10	10	0	4	51	65	45	4	267	410	726
THOROLD, C	2	0	0	0	2	2	0	4	0	6	24	12	22	0	58
MAINFLEET, TMP	1	0	0	0	1	0	0	0	0	0	7	0	0	0	7
MILLAND, C	6	4	0	0	10	4	2	0	0	6	45	20	18	112	195
TOTAL	50	6	8	0	64	43	2	8	51	104	297	56	415	741	1,509

	STARTS: JUN 1992					COMPLETIONS: JUN 1992					UNDER CONSTRUCTION AT END OF JUN 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
SUDBURY CMA															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKEL CENTRE, T	1	0	0	0	1	3	0	0	0	3	11	4	4	0	19
ONAPING FALLS, T	1	0	0	0	1	1	0	0	0	1	4	0	0	0	4
RAYSIDE-BALFOUR, T	15	0	0	0	15	3	0	0	24	27	26	10	50	22	108
SUDBURY, T	23	8	62	128	221	17	0	0	2	19	54	16	178	513	761
VALLEY EAST, T	14	2	0	0	16	6	0	0	0	6	45	6	33	17	101
WALDEN, T	8	0	0	0	8	5	0	0	0	5	14	0	0	0	14
TOTAL	62	10	62	128	262	35	0	0	26	61	154	36	265	552	1,007
THUNDER BAY CMA															
COMFEE, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING, TWP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
O'CONNOR, TWP	2	0	0	0	2	0	0	0	0	0	2	0	0	0	2
OLIVER, TWP	8	0	0	0	8	2	0	0	0	2	14	0	0	0	14
PAIPOONGE, TWP	5	0	0	0	5	8	0	0	0	8	5	0	0	0	5
SHUNIAH, TWP	1	0	0	0	1	1	0	0	0	1	8	0	0	0	8
THUNDER BAY, C	53	6	0	29	88	11	0	0	0	11	136	22	68	363	589
TOTAL	69	6	0	29	104	22	0	0	0	22	169	22	68	363	622
WINDSOR CMA															
ALERDON, TWP	3	0	0	0	3	0	0	0	0	0	19	0	0	0	19
BELLE RIVER, T	3	0	0	0	3	3	0	0	0	3	8	0	0	4	12
COLCHESTER NORTH, TWP	0	0	0	0	0	1	0	0	0	1	2	0	0	0	2
ESSEX, T	2	0	0	0	2	0	0	0	0	0	9	0	0	0	9
MAIDSTONE, TWP	11	0	0	0	11	6	0	0	0	6	56	0	0	0	56
ROCHESTER, TWP	2	0	0	0	2	1	0	0	0	1	8	0	0	0	8
ST CLAIR BEACH, VIL	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
SANDWICH SOUTH, TWP	5	0	0	0	5	5	0	0	0	5	27	0	0	0	27
SANDWICH WEST, TWP	38	0	0	0	38	15	0	0	0	15	93	0	0	0	93
TECUMSEH, T	6	10	0	0	16	12	0	26	0	40	49	10	50	0	109
WINDSOR, C	26	6	0	0	32	31	2	0	0	33	75	74	0	32	181
TOTAL	97	16	0	0	113	75	2	28	0	105	348	84	50	36	518

# STARTS: JUN 1992

## COMPLETIONS: JUN 1992

# UNDER CONSTRUCTION AT END OF JUN 1992

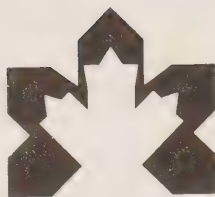
	STARTS: JUN 1992				COMPLETIONS: JUN 1992										
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
METRO TORONTO															
ETOBICOKE,C	2	2	0	311	315	15	0	0	128	143	70	6	59	1,553	1,688
SCARBOROUGH,C	15	0	0	0	15	25	0	20	63	108	73	0	94	583	750
TORONTO,C	7	10	0	11	28	6	2	6	122	136	46	30	8	560	1,790
YORK,C	4	2	0	0	6	2	2	0	0	4	13	10	0	41	583
YORK EAST,B	3	0	0	0	3	7	0	0	61	68	9	2	0	1,489	1,700
YORK NORTH,C	33	0	12	24	69	36	0	0	16	52	176	0	35	5,932	6,563
TOTAL	64	14	12	346	436	91	4	26	390	511	387	48	196	842	2,698
YORK REGION															
AURORA,T	13	0	0	0	13	31	0	25	0	56	96	2	6	130	234
EAST GUILDFORD,T	5	0	0	0	5	6	0	0	0	6	21	0	0	0	21
GEORGINA,TMP	20	0	0	0	20	37	0	0	0	37	66	0	0	0	66
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KING,TMP	3	0	0	0	3	5	0	0	0	5	20	0	0	0	20
MARKHAM,T	25	0	0	0	25	29	0	0	0	29	139	0	62	100	301
MARKHAM,T	113	0	0	0	113	44	0	10	0	54	254	0	48	120	422
NEWMARKET,T	85	0	0	0	85	134	0	27	7	168	505	0	111	0	616
RICHMOND HILL,T	51	0	0	0	51	78	0	0	0	78	441	0	60	492	993
VAUGHAN,C	1	0	0	0	1	7	0	0	0	7	25	0	0	0	25
WHITCHURCH-STOUFF,T															
TOTAL	316	0	0	0	316	371	0	62	7	440	1,567	2	287	842	2,698
PEEL REGION															
BRAMPTON,C	148	44	89	0	281	38	0	6	0	44	777	196	215	454	1,644
CALEDON,T	21	0	0	0	21	9	0	0	0	9	78	0	0	59	137
MISSISSAUGA,C	228	0	78	0	306	121	0	0	100	221	1,175	0	645	918	2,735
TOTAL	397	44	167	0	608	168	0	6	100	274	2,030	196	860	1,431	4,517
OTHER AREAS															
AJAX,T	3	0	0	0	3	10	0	0	0	10	392	0	116	130	638
ALLIS/BEET/TECUM/TOT,T	16	0	0	0	16	0	0	0	0	0	43	0	0	53	96
BRADFORD,M GILLIM,T	11	0	0	0	11	3	0	0	0	3	20	0	0	0	20
HALTON HILLS,T	36	0	0	0	36	19	0	0	0	19	87	0	0	252	339
MILTON,T	2	0	0	0	2	1	0	0	0	1	23	0	0	0	23
OAKVILLE,T	50	10	0	0	60	252	0	0	135	387	207	56	194	299	756
ORANGEVILLE,T	34	2	0	0	36	8	4	0	0	12	117	4	0	0	121
PICKERING,T	17	0	0	0	17	40	0	0	0	40	153	0	0	0	153
UXBRIDGE,TMP	1	0	0	0	1	4	0	34	0	38	14	0	6	0	20
TOTAL	170	12	0	0	182	337	4	34	135	510	1,056	60	316	734	2,166
TOTAL TORONTO CMA	947	70	179	346	1,542	967	8	128	632	1,735	5,040	306	1,659	8,939	15,944



MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS  
 BY CMA AND CA OVER 50,000+  
 AT COMPLETION OF: JUN 1992

	NON N.H.A.				N.H.A.				TOTAL			
	SINGLE		SEMI		SINGLE		SEMI		SINGLE		SEMI	
	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	MEDIAN PRICE (\$000'S)	UNITS	MEDIAN PRICE (\$000'S)	UNITS
CENSUS METRO AREA												
HAMILTON	232	86	153	3	0	0	0	0	225	86	139	3
KITCHENER	193	82	151	31	0	0	0	0	180	82	150	31
LONDON	219	82	116	14	0	0	0	0	182	82	117	14
OSHAWA	197	150	143	10	175	14	0	0	174	164	140	10
OTTAWA	209	185	245	10	0	0	0	0	184	185	240	10
ST. CATHARINES	210	46	96	3	0	0	0	0	189	46	96	3
SUDBURY	178	22	156	5	0	0	0	0	165	22	165	5
THUNDER BAY	161	24	0	0	0	0	0	0	163	24	0	0
TORONTO	370	904	234	13	258	3	0	0	369	907	259	13
WINDSOR	178	64	0	0	0	0	0	0	160	64	0	0

**Canada Mortgage  
and Housing  
Corporation**



**Société canadienne  
d'hypothèques et  
de logement**

## **ONTARIO OFFICES**

### **ONTARIO REGIONAL OFFICE**

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Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2000**

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#### **BARRIE**

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

#### **HAMILTON**

350 King Street East  
Suite 202  
Hamilton, Ontario  
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**Fax: (416) 572-2413**

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**Fax: (613) 545-8036**

#### **KITCHENER**

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N2H 6K8

**Tel.: (519) 571-6666**  
**Fax: (519) 743-5974**

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London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

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North Bay, Ontario  
P1B 8K5

**Tel.: (705) 472-7750**  
**Fax: (705) 476-8127**

#### **OSHAWA**

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1565 Carling Avenue  
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#### **PETERBOROUGH**

340 George Street North  
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**Tel.: (705) 743-3584**  
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#### **SAULT STE. MARIE**

Station Tower  
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**Fax: (705) 671-4394**

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**Fax: (807) 345-0696**

#### **TORONTO**

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**Fax: (416) 781-4473**

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100 Ouellette Avenue  
Suite 410  
Windsor, Ontario  
N9A 6T3

**Tel.: (519) 256-8221**  
**Fax: (519) 256-2773**

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**Canada**





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**ONTARIO HOUSING  
MARKET REPORT**

**JANUARY 1992**







## ONTARIO HOUSING MARKET REPORT

CANADA MORTGAGE AND HOUSING CORPORATION  
2255 SHEPPARD AVENUE, EAST  
SUITE E222  
WILLOWDALE, ONTARIO  
M2J 4Y1

TELEPHONE: (416) 495 - 2000  
FAX: (416) 495 - 2004

GENERAL MANAGER - C.K. HOLDER

ECONOMIC AND MARKET ANALYSIS DEPARTMENT  
DALLARD RUNGE - Co-ORDINATOR  
ALEX MEDOW - REGIONAL ECONOMIST  
SAFRA SINGH (Mrs) - SENIOR CLERK

PLEASE DIRECT ENQUIRIES REGARDING STATISTICAL INFORMATION TO  
MRS. SAFRA SINGH, ECONOMIC AND MARKET ANALYSIS DEPARTMENT  
(416) 495-2000, EXT. 3040

## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of, six (6) large Branch Offices and ten (10) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1986 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the Housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.

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# FINAL DATA - JANUARY 1992

Final information for Urban Ontario indicates that 2,407 new dwelling units were started in January 1992. This was 4 percent lower than the 2,503 units started in January 1991. Single Detached Starts (1,004 units) rose 48 percent and All Other Starts (1,403 units) fell 23 percent from last year.

Urban Canada reported 7,471 units started in January, an increase of 38 percent from the 5,402 units started in the same month last year. Singles (3,362 units) rose 47 percent and All Other Types (4,109 units) rose 32 percent.

On a seasonally adjusted basis, the annual rate of starts in January 1992 and December 1991 were 39,000 and 41,000 units respectively, while in January 1991 and December 1990 they were 37,000 and 32,000 units respectively.

In Urban Canada, the corresponding figures were 121,000 and 138,000 units for January 1992 and December 1991 respectively and 80,000 and 110,000 units for January 1991 and December 1990 respectively.

The following Table shows the comparison January 1991 and 1992.

<u>JANUARY</u>	<u>SINGLE DETACHED</u>				<u>ALL OTHER TYPES</u>				<u>TOTAL</u>	
	<u>1991</u>	<u>1992</u>	<u>% CHANGE</u>		<u>1991</u>	<u>1992</u>	<u>% CHANGE</u>		<u>1991</u>	<u>% CHANGE</u>
<u>URBAN ONTARIO</u>	677	1,004	48		1,826	1,403	-23		2,503	-4
<u>URBAN CANADA</u>	2,286	3,362	47		3,116	4,109	32		5,402	38
<u>CENSUS MET. AREAS</u>										
Hamilton	30	21	-30		146	130	-11		176	-14
Kitchener	14	52	*		20	133	*		34	*
London	14	44	*		12	102	*		26	*
Oshawa	100	126	26		277	56	-80		377	-52
Ottawa(Ont)	35	72	106		165	128	-22		200	0
St.Caths.Niag.	30	16	-47		30	15	-50		60	-48
Sudbury	9	37	*		0	26	*		9	*
Thund.Bay	2	17	*		0	0	*		2	*
Toronto	236	430	82		776	354	-54		1,012	-23
Windsor	31	33	6		10	52	*		41	107
<u>TOTAL METRO</u>	501	848	69		1,436	996	-31		1,937	-5
<u>OTHER URBAN</u>	176	156	-11		390	407	4		566	-1

URBAN: 10,000+ POPULATION

\* - Over 200 percent

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY TYPE AND TENURE (INTENDED MARKET)  
MONTH & YEAR TO DATE - ONTARIO  
=====

	STARTS: JAN 1992					COMPLETIONS: JAN 1992					UNDER CONSTRUCTION AT END OF JAN 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	1,004	68	317	0	1,389	2,112	97	277	2	2,488	10,287	537	1,050	75	11,949
RENTAL	0	10	255	428	693	4	18	385	1,408	1,815	16	45	2,362	9,560	11,983
CONDO	0	0	105	0	105	2	0	88	1,443	1,533	23	20	1,389	4,763	6,195
CO-OP	0	0	120	100	220	0	2	245	30	277	0	4	1,430	1,047	2,481
UNKNOWN	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
TOTAL URBAN ONT	1,004	78	797	528	2,407	2,118	117	995	2,883	6,113	10,327	606	6,231	15,445	32,609

	STARTS: YTD JAN 1992					COMPLETIONS: YTD JAN 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	1,004	68	317	0	1,389	2,112	97	277	2	2,488
RENTAL	0	10	255	428	693	4	18	385	1,408	1,815
CONDO	0	0	105	0	105	2	0	88	1,443	1,533
CO-OP	0	0	120	100	220	0	2	245	30	277
UNKNOWN	0	0	0	0	0	0	0	0	0	0
TOTAL URBAN ONT	1,004	78	797	528	2,407	2,118	117	995	2,883	6,113

NOTE: RENTAL INCLUDES PRIVATE RENTAL, ASSISTED RENTAL AND REGISTERED CONDOMINIUMS MARKETTED TO INVESTORS AND OFFERED AS RENTAL UNITS.



HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY CMA, CA AND REGIONAL MUNICIPALITY  
=====

	STARTS: YTD JAN 1992					COMPLETIONS: YTD JAN 1992					UNDER CONSTRUCTION AT END OF JAN 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
CENSUS METRO AREA															
HAMILTON	21	0	130	0	151	75	4	4	30	113	319	18	458	629	1,424
KITCHENER	52	18	115	0	185	56	10	70	0	136	377	62	690	966	2,095
LONDON	44	6	96	0	146	51	2	177	0	230	258	44	719	608	1,629
OSHAWA	126	6	50	0	182	128	8	0	0	136	761	42	365	708	1,856
OTTAWA	72	2	54	72	200	208	4	140	87	439	483	41	289	1,378	2,191
ST. CATHARINES	16	8	7	0	31	58	10	7	36	111	317	44	213	834	1,208
SUBURBY	37	8	0	18	63	92	9	0	98	199	127	26	264	533	950
THUNDER BAY	17	0	0	0	17	38	2	50	0	90	149	11	24	361	545
TORONTO	430	0	166	188	784	1,004	30	318	2,376	3,728	4,987	100	1,883	7,261	14,231
WINDSOR	33	2	18	52	85	70	2	44	102	218	248	22	176	140	586
CENSUS AGGLOMERATES															
BARRIE	27	0	37	0	64	57	0	0	0	57	581	4	180	0	765
BELLEVILLE	2	2	0	29	33	8	0	0	24	32	65	8	40	72	185
BRANTFORD	7	2	0	0	9	14	4	24	0	42	55	24	113	119	311
CORNWALL	0	0	0	0	0	6	4	0	0	10	36	18	69	6	129
GUELPH	24	2	58	0	84	25	0	0	0	25	137	4	156	364	661
KINGSTON	4	8	18	0	30	31	4	0	0	35	130	38	107	391	666
NORTH BAY	4	0	0	0	4	10	2	112	0	124	52	51	87	32	222
PETERBOROUGH	1	0	0	0	1	21	0	8	0	29	85	0	47	202	334
SARNIA	7	0	0	0	7	19	0	0	0	19	44	2	0	196	242
SAULT STE MARIE	3	0	0	160	163	2	0	0	0	2	34	0	0	160	194
OTHER ONT AREAS*	77	14	48	29	168	145	22	41	130	338	1,082	47	371	685	2,185
URBAN ONTARIO*	1,004	78	797	528	2,407	2,118	117	995	2,883	6,113	10,327	606	6,231	15,445	32,609
URBAN CANADA*	3,362	467	1,537	2,105	7,471	5,599	653	1,617	4,802	12,671	24,544	3,239	11,074	33,904	72,761

\* 10,000+ POPULATION

	STARTS: JAN 1992				COMPLETIONS: JAN 1992				UNDER CONSTRUCTION AT END OF JAN 1992						
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HAMILTON CHA															
ANCASTER,T	4	0	0	0	4	6	0	0	0	6	35	0	0	0	35
BURLINGTON,C	0	0	0	0	0	14	0	4	0	18	42	0	83	362	487
DUNDAS,T	3	0	0	0	3	4	0	0	0	4	29	0	0	0	29
FLAMBOROUGH,TMP	1	0	0	0	1	4	0	0	0	4	57	0	0	0	57
GLANBROOKE,TMP	1	0	18	0	19	1	0	0	0	1	15	0	18	0	33
GRIMSBY,T	4	0	26	0	30	6	4	0	0	10	33	18	48	0	99
HAMILTON,C	5	0	82	0	87	37	0	0	30	67	65	0	250	192	507
STONEY CREEK,C	3	0	4	0	7	3	0	0	0	3	43	0	59	75	177
TOTAL	21	0	130	0	151	75	4	4	30	113	319	18	458	629	1,424
KITCHENER CHA															
CAMBRIDGE,C	41	6	115	0	162	35	8	10	0	53	161	12	363	330	866
DUMFRIES NORTH,TMP	2	0	0	0	2	1	0	0	0	1	33	0	0	0	33
KITCHENER,C	7	12	0	0	19	9	2	60	0	71	112	32	221	568	933
MATERLOO,C	1	0	0	0	1	11	0	0	0	11	59	18	106	68	251
WOOLKICH,TMP	1	0	0	0	1	0	0	0	0	0	12	0	0	0	12
TOTAL	52	18	115	0	185	56	10	70	0	136	377	62	690	966	2,095
LONDON CHA															
BELMONT,VIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DELAWARE,TMP	0	0	0	0	0	2	0	0	0	2	4	0	0	0	4
DORCHESTER NORTH,TMP	4	0	0	0	4	1	0	0	0	1	11	0	0	0	11
LOBO,TMP	1	0	0	0	1	1	0	0	0	1	7	0	0	0	7
LONDON,C	24	2	96	0	122	43	2	177	0	222	182	36	698	608	1,524
LONDON,TMP	0	0	0	0	0	1	0	0	0	1	5	0	0	0	5
NISSOURI WEST,TMP	1	0	0	0	1	0	0	0	0	0	7	0	0	0	7
PORT STANLEY,VIL	0	0	0	0	0	0	0	0	0	0	7	0	21	0	28
ST THOMAS,C	2	4	0	0	6	0	0	0	0	0	15	8	0	0	23
SOUTHOLD,TMP	2	0	0	0	2	0	0	0	0	0	3	0	0	0	3
WESTMINSTER,T	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
YARMOUTH,TMP	10	0	0	0	10	3	0	0	0	3	12	0	0	0	12
TOTAL	44	6	96	0	146	51	2	177	0	230	258	44	719	608	1,629

## STARTS: JAN 1992

## COMPLETIONS: JAN 1992

## UNDER CONSTRUCTION AT END OF JAN 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
OSHAWA CMA															
NEWCASTLE,T	92	0	18	0	110	37	2	0	0	39	387	12	84	0	483
OSHAWA,C	1	6	0	0	7	7	6	0	0	13	104	30	90	192	416
WHITBY,T	33	0	32	0	65	84	0	0	0	84	270	0	171	516	957
TOTAL	126	6	50	0	182	128	8	0	0	136	761	42	345	708	1,856
OTTAWA CMA															
CLARENCE,TMP	0	0	0	0	0	2	0	0	0	2	28	2	0	4	34
CLIMBERLAND,TMP	29	0	3	0	32	16	0	22	0	38	92	0	8	0	100
GLOUCESTER,C	1	2	0	0	3	48	2	20	0	70	65	0	41	0	106
GOULBOURNE,TMP	3	0	7	0	10	8	0	4	0	12	36	10	18	24	88
KANATA,C	4	0	0	0	4	16	0	50	0	66	49	2	42	0	93
NEPEAN,C	3	0	0	0	3	34	0	0	0	34	47	0	0	0	47
OSGOODE,TMP	5	0	4	0	9	21	0	12	0	33	40	4	4	0	48
OTTAWA,C	7	0	32	72	111	24	0	24	83	131	43	20	168	1,350	1,581
RIDEAU,TMP	1	0	0	0	1	14	0	0	0	14	9	0	0	0	9
ROCKCLIFFE PARK,VIL	1	0	0	0	1	0	0	0	0	0	4	0	0	0	4
ROCKLAND,T	11	0	8	0	19	9	2	8	4	23	17	2	8	0	27
VANIER,C	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
WEST CARLETON,TMP	7	0	0	0	7	16	0	0	0	16	53	0	0	0	53
TOTAL	72	2	54	72	200	208	4	140	87	439	483	41	289	1,378	2,191

## ST. CATHARINES CMA

FORT ERIE,T	4	0	0	0	4	10	0	0	0	10	34	0	0	0	34
LINCOLN,T	4	0	0	0	4	5	0	0	36	41	26	2	21	3	52
NIAGARA-FALLS,C	1	6	0	0	7	10	10	0	0	20	67	18	128	211	424
NIAGARA-ON-THE-LAKE,T	0	0	0	0	0	2	0	0	0	2	55	0	0	0	55
PELHAM,T	3	0	0	0	3	3	0	0	0	3	30	0	12	0	42
PORT COLBOURNE,C	1	0	0	0	1	4	0	0	0	4	9	2	0	0	11
ST. CATHARINES,C	2	0	0	0	2	6	0	0	0	6	49	2	18	320	389
THOROLD,C	0	0	0	0	0	0	0	0	0	0	20	6	23	0	49
WAINFLEET,TMP	0	0	0	0	0	2	0	0	0	2	8	0	0	0	8
WELLAND,C	1	2	7	0	10	16	0	7	0	23	41	14	11	100	166
TOTAL	16	8	7	0	31	58	10	7	36	111	317	44	213	634	1,208



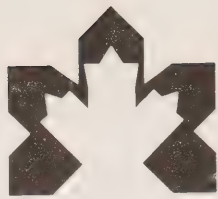
	STARTS: JAN 1992					COMPLETIONS: JAN 1992					UNDER CONSTRUCTION AT END OF JAN 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
METRO TORONTO															
ETOBICOKE,C	0	0	0	0	0	26	0	0	338	364	124	10	39	834	1,007
SCARBOROUGH,C	4	0	16	0	20	25	0	0	1,140	1,165	111	0	80	716	907
TORONTO,C	1	0	0	8	9	8	2	0	763	773	55	10	28	1,441	1,534
YORK,C	0	0	0	0	0	1	8	0	0	9	9	0	0	357	376
YORK EAST,B	1	0	0	0	1	2	0	0	0	2	12	2	0	61	75
YORK NORTH,C	8	0	0	0	8	33	0	0	0	35	205	0	23	603	831
TOTAL	14	0	16	8	38	95	10	0	2,241	2,346	516	32	170	4,012	4,730
YORK REGION															
AURORA,T	19	0	6	80	105	46	0	0	0	46	144	4	125	130	403
EAST GAILLIMBURY,T	10	0	0	0	10	2	0	0	0	2	40	0	0	0	40
GEORGINA,TMP	9	0	0	0	9	7	0	0	0	7	108	0	0	0	108
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KING,TMP	1	0	0	0	1	1	0	0	0	1	27	0	0	0	27
MARKHAM,T	19	0	0	0	19	39	0	0	0	39	238	0	93	100	431
NEWMARKET,T	22	0	0	0	22	41	0	120	131	292	187	0	195	120	502
RICHMOND HILL,T	69	0	0	0	69	88	0	0	0	88	629	0	281	0	910
VAUGHAN,C	23	0	0	0	23	164	0	0	0	164	624	0	0	492	1,116
WHITCHURCH-STOUFF,T	1	0	0	0	1	11	0	0	0	11	36	0	0	0	36
TOTAL	173	0	6	80	259	399	0	120	131	650	2,033	4	694	842	3,573
PEEL REGION															
BRAMPTON,C	53	0	0	0	53	75	0	31	0	106	383	0	38	403	824
CALEDON,T	52	0	0	0	52	51	0	0	0	51	115	0	52	59	226
MISSISSAUGA,C	84	0	56	0	140	241	20	54	0	315	910	0	304	871	2,085
TOTAL	189	0	56	0	245	367	20	85	0	472	1,408	0	394	1,333	3,135
OTHER AREAS															
AJAX,T	1	0	0	0	1	35	0	80	0	115	217	0	137	130	484
ALLIS/BEET/TECUM/TOT,T	0	0	0	0	0	4	0	0	0	4	15	0	0	106	121
BRADFORD-W GAILLIM,T	1	0	0	0	1	2	0	0	0	2	27	2	0	1	30
HALTON HILLS,T	16	0	0	0	16	8	0	0	0	8	79	2	187	274	542
HILTON,T	0	0	0	0	0	3	0	0	0	3	18	0	0	0	18
OAKVILLE,T	2	0	88	100	190	32	0	0	0	32	395	52	237	563	1,247
ORANGEVILLE,T	0	0	0	0	0	8	0	0	0	8	101	8	0	0	109
PICKERING,T	34	0	0	0	34	47	0	33	0	80	151	0	24	0	175
UXBRIDGE,TMP	0	0	0	0	0	4	0	0	4	8	27	0	40	0	67
TOTAL	54	0	88	100	242	143	0	113	4	260	1,030	64	625	1,074	2,793
TOTAL TORONTO CMA	430	0	166	188	784	1,004	30	318	2,376	3,728	4,987	100	1,883	7,261	14,231

MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS  
 BY CHA AND CA OVER 50,000+  
 AT COMPLETION OF: JAN 1992

	NON N. H. A.				N. H. A.				TOTAL			
	SINGLE		SEMI		SINGLE		SEMI		SINGLE		SEMI	
	AVERAGE PRICE (\$'000'S)	UNITS	AVERAGE PRICE (\$'000'S)	UNITS	AVERAGE PRICE (\$'000'S)	UNITS	AVERAGE PRICE (\$'000'S)	UNITS	MEDIAN PRICE (\$'000'S)	UNITS	MEDIAN PRICE (\$'000'S)	UNITS
CENSUS METRO AREA												
HAMILTON	241	77	135	2	0	0	0	0	225	77	135	2
KITCHENER	224	62	134	22	0	0	0	0	205	62	148	22
LONDON	248	72	0	0	0	0	0	0	228	72	0	0
OSHAWA	209	99	134	7	162	25	0	0	184	124	135	7
OTTAWA	225	201	152	5	180	4	0	0	190	205	168	5
ST. CATHARINES	181	60	121	7	0	0	0	0	159	60	119	7
SUDBURY	138	91	113	10	145	2	0	0	126	93	106	10
THUNDER BAY	156	24	0	0	0	0	0	0	150	24	0	0
TORONTO	340	951	247	23	235	26	160	4	296	977	160	27
WINDSOR	178	74	95	2	0	0	0	0	159	74	95	2



**Canada Mortgage  
and Housing  
Corporation**



**Société canadienne  
d'hypothèques et  
de logement**

## **ONTARIO OFFICES**

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Willowdale, Ontario  
M2J 4Y1

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**Fax: (416) 495-2000**

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L4M 4S5

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Hamilton, Ontario  
L8N 3R3

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**Fax: (416) 572-2413**

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**Fax: (519) 743-5974**

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N6B 3M6

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**Fax: (519) 438-5266**

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**ONTARIO HOUSING  
MARKET REPORT**

**JULY 1992**





## ONTARIO HOUSING MARKET REPORT

CANADA MORTGAGE AND HOUSING CORPORATION  
2255 SHEPPARD AVENUE, EAST  
SUITE E222  
WILLOWDALE, ONTARIO  
M2J 4Y1

TELEPHONE: (416) 495 - 2000  
FAX: (416) 495 - 2004

GENERAL MANAGER - C.K. HOLDER

ECONOMIC AND MARKET ANALYSIS DEPARTMENT  
DALLARD RUNGE - Co-ORDINATOR  
ALEX MEDOW - REGIONAL ECONOMIST  
SAFRA SINGH (Mrs) - SENIOR CLERK

PLEASE DIRECT ENQUIRIES REGARDING STATISTICAL INFORMATION TO  
MRS. SAFRA SINGH, ECONOMIC AND MARKET ANALYSIS DEPARTMENT  
(416) 495-2000, EXT. 3040



# FINAL DATA - JULY 1992

Final information for Urban Ontario indicates that 5,646 new dwelling units were started in July 1992. This was 4 percent lower than the 5,872 units started in July 1991. Single Detached Starts (2,521 units) fell 18 percent and All Other Starts (3,125 units) rose 11 percent from last year.

Urban Canada reported 14,734 units started in July, an increase of 02 percent from the 14,498 units started in the same month last year. Singles (7,399 units) fell 03 percent and All Other Types (7,335 units) rose 6 percent.

On a seasonally adjusted basis, the annual rate of starts in July and June 1992 were 58,000 and 43,000 units respectively, while in July and June 1991 they were 61,000 and 53,000 units respectively.

In Urban Canada, the corresponding figures were 153,000 and 146,000 units for July and June 1992 respectively, and 152,000 and 137,000 units for July and June 1991 respectively.

The following Table shows the comparison between the first 7 months of 1991 and 1992.

	<u>SINGLE DETACHED</u>				<u>ALL OTHER TYPES</u>				<u>TOTAL</u>		<u>% CHANGE</u>
	<u>1991</u>	<u>1992</u>	<u>%</u>		<u>1991</u>	<u>1992</u>	<u>%</u>		<u>1991</u>	<u>1992</u>	
<u>JANUARY-JULY</u>			<u>CHANGE</u>				<u>CHANGE</u>				
<u>URBAN ONTARIO</u>	11,187	12,266	10		12,803	17,328	35		23,990	29,594	23
<u>URBAN CANADA</u>	35,821	40,585	13		32,976	41,604	26		68,797	82,189	19
<u>CENSUS MET. AREAS</u>											
Hamilton	403	577	43		843	1,017	21		1,246	1,594	28
Kitchener	400	513	28		601	711	18		1,001	1,224	22
London	335	483	44		846	311	-63		1,181	794	-33
Oshawa	806	604	-25		597	936	57		1,403	1,540	10
Ottawa(Ont)	904	1,346	49		1,253	2,081	66		2,157	3,427	59
St.Caths.Niag.	286	325	14		530	785	48		816	1,110	36
Sudbury	257	270	5		681	458	-33		938	728	-22
Thund.Bay	154	186	21		211	166	-21		365	352	-4
Toronto	5,180	5,122	-1		4,617	8,020	74		9,797	13,142	34
Windsor	402	539	34		327	182	-44		729	721	-1
<u>TOTAL METRO</u>	9,127	9,965	9		10,506	14,667	40		19,633	24,632	25
<u>OTHER URBAN</u>	2,060	2,301	12		2,297	2,661	16		4,357	4,962	14

URBAN: 10,000+ POPULATION

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY TYPE AND TENURE (INTENDED MARKET)  
MONTH & YEAR TO DATE - ONTARIO

	STARTS: JUL 1992					COMPLETIONS: JUL 1992					UNDER CONSTRUCTION AT END OF JUL 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	2,516	372	272	0	3,160	2,030	183	134	0	2,347	11,308	1,082	1,302	4	13,696
RENTAL	0	6	170	1,754	1,930	0	6	472	1,258	1,736	0	46	1,950	11,877	13,873
CONDO	5	0	143	50	198	5	2	70	125	202	17	12	1,200	3,639	4,868
CO-OP	0	0	33	296	329	0	0	64	12	76	0	66	1,358	2,538	3,962
UNKNOWN	0	0	5	24	29	0	0	0	0	0	0	0	5	24	29
TOTAL URBAN ONT	2,521	378	623	2,124	5,646	2,035	191	740	1,395	4,361	11,325	1,206	5,815	18,082	36,428

	STARTS: YTD JUL 1992					COMPLETIONS: YTD JUL 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	12,263	1,324	1,731	0	15,318	12,200	809	1,406	5	14,420
RENTAL	3	72	1,623	7,578	9,276	25	86	2,019	6,138	8,268
CONDO	8	4	956	888	1,856	16	12	1,095	2,757	3,880
CO-OP	0	66	1,035	2,022	3,123	0	6	1,110	668	1,784
UNKNOWN	0	0	5	24	29	0	0	0	0	0
TOTAL URBAN ONT	12,274	1,466	5,350	10,512	29,602	12,241	913	5,630	9,568	28,352

NOTE: RENTAL INCLUDES PRIVATE RENTAL, ASSISTED RENTAL AND REGISTERED CONDOMINIUMS MARKETTED TO INVESTORS AND OFFERED AS RENTAL UNITS.

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY CHA, CA AND REGIONAL MUNICIPALITY

	STARTS: YTD JUL 1992					COMPLETIONS: YTD JUL 1992					UNDER CONSTRUCTION AT END OF JUL 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
CENSUS METRO AREA															
HAMILTON	577	26	629	362	1,594	559	24	306	369	1,258	420	26	637	652	1,735
KITCHENER	513	210	222	279	1,224	391	164	319	332	1,206	498	102	477	983	2,060
LONDON	483	84	219	8	794	418	58	539	241	1,256	328	66	480	376	1,250
OSHANA	604	70	314	552	1,540	834	70	369	356	1,629	510	40	232	768	1,550
OTTAWA	1,366	48	860	1,173	3,427	1,092	36	668	1,105	2,881	869	57	553	1,471	2,950
ST. CATHARINES	1,325	68	409	308	1,110	327	68	182	313	890	358	48	440	665	1,511
SUBURBY	270	54	113	291	728	313	51	220	520	1,104	138	32	163	376	709
THUNDER BAY	186	24	60	82	352	179	17	60	99	355	175	20	74	344	613
TORONTO	5,122	464	1,476	6,080	13,142	5,215	122	1,827	5,247	12,411	5,400	472	1,603	10,027	17,502
WINDSOR	539	96	50	36	721	468	32	202	198	900	355	86	50	36	527
CENSUS AGGLOMERATES															
BARRIE	412	0	183	80	675	557	4	288	0	849	437	0	38	80	555
BELLEVILLE	104	2	147	29	282	81	8	34	26	149	93	0	147	70	310
BRANTFORD	173	30	89	150	442	131	32	100	91	354	103	22	126	178	429
CORNWALL	31	22	52	8	113	33	22	69	6	130	39	22	52	8	121
GUELPH	111	2	87	139	339	176	4	20	0	200	73	0	165	503	741
KINGSTON	183	68	39	132	422	176	46	98	262	582	164	56	30	261	511
NORTH BAY	70	54	8	150	282	62	39	112	9	222	66	68	95	173	402
PETERBOROUGH	99	0	0	30	129	101	0	8	66	175	100	0	47	24	171
SARNIA	78	10	41	216	282	103	10	0	0	113	31	2	41	226	300
SNULT STE MARIE	40	6	0	0	0	31	0	0	0	31	42	6	8	208	264
OTHER ONT AREAS*	1,008	128	352	407	1,891	994	106	229	328	1,657	1,126	81	357	653	2,217
URBAN ONTARIO*	12,274	1,466	5,350	10,512	29,602	12,241	913	5,630	9,568	28,352	11,325	1,206	5,815	18,082	36,428
URBAN CANADA*	40,624	5,333	10,704	25,596	82,257	38,362	5,302	11,477	27,222	82,363	28,747	3,474	10,057	34,144	76,422

\* 10,000+ POPULATION

	STARTS: JUL 1992					COMPLETIONS: JUL 1992					UNDER CONSTRUCTION AT END OF JUL 1992				
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HAMILTON CMA															
ANCASTER,T	11	0	0	0	11	7	2	0	0	9	46	0	6	0	52
BURLINGTON,C	21	0	48	85	154	22	0	0	0	22	91	16	298	447	852
DUNDAS,T	7	0	0	0	7	6	0	0	0	6	32	0	0	0	32
FLAMBOROUGH,TWP	0	0	0	0	0	8	0	0	0	8	33	0	0	0	33
GLANBROOKE,TWP	11	0	0	24	35	1	0	0	0	1	22	0	0	24	46
GRIMSBY,T	9	0	0	0	9	2	6	0	0	8	50	10	8	0	48
HAMILTON,C	55	0	3	57	115	72	0	0	0	72	80	0	247	181	508
STONEY CREEK,C	33	0	7	0	40	17	0	0	0	17	86	0	78	0	164
TOTAL	147	0	58	166	371	135	8	0	0	143	420	26	637	652	1,735
KITCHENER CMA															
CAMBRIDGE,C	32	4	0	0	36	15	10	4	0	29	179	30	186	168	563
DUMFRIES NORTH,TWP	7	0	0	0	7	1	0	0	0	1	42	0	8	0	50
KITCHENER,C	84	40	8	36	168	40	46	0	0	86	173	52	223	622	1,070
MATERLOO,C	26	12	0	0	38	38	6	0	0	44	93	20	60	193	366
WOOLWICH,TWP	2	0	0	0	2	3	0	0	0	3	11	0	0	0	11
TOTAL	151	56	8	36	251	97	62	4	0	163	498	102	477	983	2,060
LONDON CMA															
BELMONT,VIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DELANARE,TWP	2	0	0	0	2	0	0	0	0	0	15	0	0	0	15
DORCHESTER NORTH,TWP	5	0	0	0	5	3	0	0	0	3	24	0	0	0	24
LOBO,TWP	1	0	0	0	1	0	0	0	0	0	5	0	0	0	5
LONDON,C	65	12	0	0	77	64	4	15	0	83	238	48	392	372	1,050
LONDON,TWP	1	0	0	0	1	1	0	0	0	1	7	0	0	0	7
NISSOURI WEST,TWP	5	0	0	0	5	1	0	0	0	1	9	0	0	0	9
PORT STANLEY,VIL	0	0	0	0	0	1	0	0	0	1	5	0	21	0	26
ST THOMAS,C	4	8	0	0	12	2	8	0	0	10	9	18	67	4	98
SOUTHWOLD,TWP	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
WESTMINSTER,T	1	0	0	0	1	0	0	0	0	0	5	0	0	0	5
YARMOUTH,TWP	1	0	0	0	1	1	0	0	0	1	6	0	0	0	6
TOTAL	85	20	0	0	105	73	12	15	0	100	328	66	480	376	1,250

STARTS: JUL 1992					COMPLETIONS: JUL 1992					UNDER CONSTRUCTION AT END OF JUL 1992				
SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
OSHAWA CHA														
32	0	0	0	32	59	2	20	0	81	234	2	155	0	391
6	4	27	0	37	7	12	16	0	35	77	38	77	395	584
13	0	0	125	138	36	0	107	0	143	202	0	0	373	575
51	4	27	125	207	102	14	143	0	259	510	40	232	768	1,550
TOTAL														
OTTAWA CHA														
57	2	0	0	59	61	0	0	0	61	47	4	0	0	51
49	0	15	0	64	51	0	6	0	57	114	0	75	0	189
40	0	53	0	93	18	0	0	0	18	118	0	78	52	248
31	0	16	0	47	2	0	29	0	31	55	10	16	0	81
44	0	49	0	93	41	0	30	0	71	129	4	82	45	260
35	0	63	0	98	28	0	19	34	81	88	0	157	77	322
25	6	0	0	31	4	0	4	0	8	83	12	8	0	103
41	2	33	130	206	9	0	96	414	519	126	17	137	1,297	1,577
3	0	0	0	3	0	0	0	0	0	19	0	0	0	19
0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
8	10	0	0	18	9	0	0	10	19	13	10	0	0	23
2	0	0	0	2	2	1	0	0	3	1	0	0	0	1
22	0	0	0	22	12	0	0	0	12	73	0	0	0	73
357	20	229	130	736	237	1	184	458	880	869	57	553	1,471	2,950
TOTAL														
ST. CATHARINES CHA														
25	0	0	0	25	5	0	0	0	5	51	0	0	0	51
6	12	0	0	18	3	12	0	0	15	25	2	31	3	61
17	2	32	0	51	13	4	0	0	17	71	16	38	216	341
4	0	0	14	18	2	0	0	0	2	26	0	0	14	40
11	0	0	0	11	2	0	12	0	14	35	0	8	0	43
8	0	0	0	8	0	0	0	0	0	14	0	51	0	65
25	0	5	0	30	10	0	0	90	100	60	4	272	320	656
3	0	0	0	3	3	2	0	0	5	24	10	22	0	56
2	0	0	0	2	1	0	0	0	1	8	0	0	0	8
12	0	0	0	12	13	4	0	0	17	44	16	18	112	190
113	14	37	14	178	52	22	12	90	176	358	48	440	665	1,511
TOTAL														
ST. CATHARINES CHA														
25	0	0	0	25	5	0	0	0	5	51	0	0	0	51
6	12	0	0	18	3	12	0	0	15	25	2	31	3	61
17	2	32	0	51	13	4	0	0	17	71	16	38	216	341
4	0	0	14	18	2	0	0	0	2	26	0	0	14	40
11	0	0	0	11	2	0	12	0	14	35	0	8	0	43
8	0	0	0	8	0	0	0	0	0	14	0	51	0	65
25	0	5	0	30	10	0	0	90	100	60	4	272	320	656
3	0	0	0	3	3	2	0	0	5	24	10	22	0	56
2	0	0	0	2	1	0	0	0	1	8	0	0	0	8
12	0	0	0	12	13	4	0	0	17	44	16	18	112	190
113	14	37	14	178	52	22	12	90	176	358	48	440	665	1,511
TOTAL														





STARTS: JUL 1992

COMPLETIONS: JUL 1992

UNDER CONSTRUCTION AT END OF JUL 1992

	SINGLE	DOUBLE	ROM	APT	TOTAL
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	SINGLE	DOUBLE	ROM	APT	TOTAL
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	SINGLE	DOUBLE	ROM	APT	TOTAL
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METRO TORONTO

ETOBICOKE, C	3	0	0	0	3	15	0	0	0	15	58	6	59	1,553	1,676
SCARBOROUGH, C	16	0	0	0	16	6	0	0	0	50	79	0	50	583	712
TORONTO, C	7	12	0	374	393	1	0	0	6	7	50	42	8	2,074	2,174
YORK, C	1	0	0	0	1	1	0	0	0	0	14	10	0	560	584
YORK EAST, B	3	0	0	0	3	1	0	0	0	1	11	2	0	41	54
YORK NORTH, C	120	0	0	318	438	19	0	0	200	219	277	0	35	1,607	1,919
TOTAL	150	12	0	692	854	42	0	44	206	292	489	60	152	6,418	7,119

YORK REGION

AURORA, T	21	0	0	0	21	20	0	0	0	20	98	2	6	130	236
EAST GUILDFORD, T	0	0	9	0	9	2	0	0	0	2	19	0	9	0	28
GEORGINA, TNP	10	0	0	0	10	10	0	0	0	10	66	0	0	0	66
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KING, TNP	9	0	0	0	9	0	0	0	0	0	29	0	0	0	29
MARKHAM, T	81	0	0	0	81	25	0	0	0	25	184	0	62	100	346
NEWMARKET, T	9	0	0	119	128	17	0	0	120	137	246	0	48	119	413
RICHMOND HILL, T	31	0	0	0	31	77	0	86	0	163	459	0	25	0	484
VAUGHAN, C	93	0	0	0	93	112	0	0	0	112	422	0	60	492	974
WHITCHURCH-STOUFF, T	3	0	0	0	3	10	0	0	0	10	18	0	0	0	18
TOTAL	257	0	9	119	385	273	0	86	120	479	1,541	2	210	841	2,594

PEEL REGION

BRAMPTON, C	101	2	41	0	144	27	0	0	0	27	851	198	256	454	1,759
CALEDON, T	1	0	0	0	1	8	0	0	0	8	71	0	0	59	130
MISSISSAUGA, C	262	114	46	702	1,124	178	0	77	0	255	1,260	114	614	1,620	3,608
TOTAL	364	116	87	702	1,269	213	0	77	0	290	2,182	312	870	2,133	5,497

OTHER AREAS

AJAX, T	0	0	0	86	86	11	0	0	0	11	361	0	116	216	713
ALLIS/BEET/TEQU/TOT, T	33	0	0	0	33	18	0	0	53	71	58	0	0	0	58
BRADFORD-W GUILDM, T	27	0	0	0	27	2	0	0	0	2	45	0	0	0	45
HALTON HILLS, T	13	0	0	0	13	0	0	0	80	80	100	0	0	172	272
MILTON, T	2	0	0	0	2	5	0	0	0	5	20	0	0	0	20
OAKVILLE, T	5	40	53	0	98	12	0	0	52	64	200	96	247	247	790
ORANGEVILLE, T	9	0	0	0	9	2	2	0	0	4	124	2	0	0	126
PICKERING, T	80	0	8	0	88	13	0	0	0	13	220	0	8	0	228
UXBRIDGE, TNP	28	0	0	0	28	2	0	6	0	8	40	0	0	0	40
TOTAL	197	40	61	86	384	65	2	6	185	258	1,188	98	371	635	2,292

TOTAL TORONTO CMA

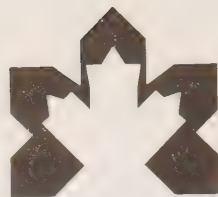
	968	168	157	1,599	2,892	593	2	213	511	1,319	5,400	472	1,603	10,027	17,502
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CENSUS METRO AREA

HAMILTON  
KITCHENER  
LONDON  
OSHAWA  
OTTAWA  
ST. CATHARINES  
SUDBURY  
THUNDER BAY  
TORONTO  
WINDSOR

Canada Mortgage  
and Housing  
Corporation



Société canadienne  
d'hypothèques et  
de logement

## ONTARIO OFFICES

### ONTARIO REGIONAL OFFICE

Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2000**

### BRANCH AND LOCAL OFFICES

#### BARRIE

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

#### HAMILTON

350 King Street East  
Suite 202  
Hamilton, Ontario  
L8N 3R3

**Tel.: (416) 572-2451**  
**Fax: (416) 572-2413**

#### KINGSTON

P.O. Box 730  
295 King Street East  
Suite 300  
Kingston, Ontario  
K7L 4X6

**Tel.: (613) 545-8040**  
**Fax: (613) 545-8036**

#### KITCHENER

Commerce House  
50 Queen Street North  
Suite 480  
Kitchener, Ontario  
N2H 6K8

**Tel.: (519) 571-6666**  
**Fax: (519) 743-5974**

#### LONDON

285 King Street  
4th Floor  
London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

#### NORTH BAY

593 Main Street East  
North Bay, Ontario  
P1B 8K5

**Tel.: (705) 472-7750**  
**Fax: (705) 476-8127**

#### OSHAWA

2 Simcoe Street South  
Suite 200  
Oshawa, Ontario  
L1H 7N1

**Tel.: (416) 571-3200**  
**Fax: (416) 571-1523**

#### OTTAWA

Carling Executive Park  
1565 Carling Avenue  
Suite 300  
Ottawa, Ontario  
K1Y 4G1

**Tel.: (613) 728-6884**  
**Fax: (613) 724-7769**

#### PETERBOROUGH

340 George Street North  
Suite 303  
Peterborough, Ontario  
K9J 6Z8

**Tel.: (705) 743-3584**  
**Fax: (705) 743-9151**

#### SAULT STE. MARIE

Station Tower  
421 Bay Street, 2nd Floor  
Sault Ste. Marie, Ontario  
P6A 5L6

**Tel.: (705) 759-1116**  
**Fax: (705) 759-8597**

#### SUDBURY

Scotia Tower  
30 Cedar Street  
Suite 306  
Sudbury, Ontario  
P3E 4S7

**Tel.: (705) 671-4400**  
**Fax: (705) 671-4394**

#### THUNDER BAY

Royal Insurance Building  
28 North Cumberland Street  
Suite 200  
Thunder Bay, Ontario  
P7B 5E7

**Tel.: (807) 343-2010**  
**Fax: (807) 345-0696**

#### TORONTO

650 Lawrence Avenue West  
Toronto, Ontario  
M6A 1B2

**Tel.: (416) 781-2451**  
**Fax: (416) 781-4473**

#### WINDSOR

100 Oullette Avenue  
Suite 410  
Windsor, Ontario  
N9A 6T3

**Tel.: (519) 256-8221**  
**Fax: (519) 256-2773**

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**ONTARIO HOUSING  
MARKET REPORT**

**AUGUST 1992**







ONTARIO HOUSING MARKET REPORT

CANADA MORTGAGE AND HOUSING CORPORATION  
2255 Sheppard Avenue, East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

Telephone: (416) 495 - 2000  
Fax: (416) 495 - 2004

GENERAL MANAGER - C.K. HOLDER

ECONOMIC AND MARKET ANALYSIS DEPARTMENT  
Dallard Runge - Co-Ordinator  
Alex Medow - Regional Economist  
Safra Singh (Mrs) - Senior Clerk

Please Direct Enquiries Regarding Statistical Information to  
Mrs. Safra Singh, Economic and Market Analysis Department  
(416) 495-2000, Ext. 3040

## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of, six (6) large Branch Offices and ten (10) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1986 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the Housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.

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2

CMAs, CAs And Regional Municipality

3

#### MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE & SEMI-DETACHED UNITS AT COMPLETION:

By CMAs and CAs Over 50,000

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#### LIST OF CMHC OFFICES

# FINAL DATA - AUGUST 1992

Final information for Urban Ontario indicates that 4,092 new dwelling units were started in August 1992. This was 27 percent lower than the 5,595 units started in August 1991. Single Detached Starts (2,251 units) fell 20 percent and All Other Starts (1,841 units) fell 34 percent from last year.

Urban Canada reported 11,715 units started in August, a decrease of 08 percent from the 12,799 units started in the same month last year. Singles (6,413 units) fell 11 percent and All Other Types (5,302 units) fell 06 percent.

On a seasonally adjusted basis, the annual rate of starts in August and July 1992 were 44,000 and 59,000 units respectively, while in August and July 1991 they were 60,000 and 61,000 units respectively.

In Urban Canada, the corresponding figures were 130,000 and 155,000 units for August and July 1992 respectively, and 138,000 and 152,000 units for August and July 1991 respectively.

The following Table shows the comparison between the first 8 months of 1991 and 1992.

	<u>SINGLE DETACHED</u>			<u>ALL OTHER TYPES</u>			<u>TOTAL</u>		<u>% CHANGE</u>
	<u>1991</u>	<u>1992</u>	<u>% CHANGE</u>	<u>1991</u>	<u>1992</u>	<u>% CHANGE</u>	<u>1991</u>	<u>1992</u>	
<u>JANUARY-AUGUST</u>									
<u>URBAN ONTARIO</u>	13,990	14,517	4	15,585	19,169	23	29,575	33,686	14
<u>URBAN CANADA</u>	42,990	46,998	9	38,606	46,906	21	81,596	93,904	15
<u>CENSUS MET. AREAS</u>									
Hamilton	508	718	41	1,289	1,088	-16	1,797	1,806	1
Kitchener	511	595	16	757	731	-3	1,268	1,326	5
London	415	562	35	858	441	-49	1,273	1,003	-21
Oshawa	998	668	-33	906	1,024	13	1,904	1,692	-11
Ottawa(Ont)	1,159	1,567	35	1,736	2,404	38	2,895	3,971	37
St.Caths.Niag.	347	392	13	550	852	55	897	1,244	39
Sudbury	347	323	-7	880	478	-46	1,227	801	-35
Thund.Bay	177	221	25	229	170	-26	406	391	-4
Toronto	6,349	5,975	-6	5,397	8,648	60	11,746	14,623	24
Mindsor	489	666	36	385	224	-42	874	890	2
<u>TOTAL METRO</u>	11,300	11,687	3	12,987	16,060	24	24,287	27,747	14
<u>OTHER URBAN</u>	2,690	2,830	5	2,598	3,109	20	5,288	5,939	12

URBAN: 10,000+ POPULATION

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY TYPE AND TENURE (INTENDED MARKET)  
MONTH & YEAR TO DATE - ONTARIO  
=====

	STARTS: AUG 1992					COMPLETIONS: AUG 1992					UNDER CONSTRUCTION AT END OF AUG 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	2,246	168	257	2	2,673	2,780	210	392	0	3,382	10,710	1,044	1,127	6	12,887
RENTAL	5	4	328	341	678	5	0	394	1,627	2,021	5	50	1,881	10,596	12,532
CONDO	0	0	158	187	345	0	0	343	814	1,162	5	12	1,069	3,012	4,098
CO-OP	0	0	80	316	396	0	0	131	171	302	0	66	1,236	2,737	4,059
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	5	24	29
TOTAL URBAN ONT	2,251	172	823	846	4,092	2,785	210	1,260	2,612	6,867	10,720	1,172	5,318	16,375	33,585

- 2 -

	STARTS: YTD AUG 1992					COMPLETIONS: YTD AUG 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	14,509	1,492	1,988	2	17,991	14,980	1,019	1,798	5	17,802
RENTAL	8	76	1,951	7,919	9,954	25	86	2,413	7,765	10,289
CONDO	0	4	1,114	1,075	2,201	21	12	1,438	3,571	5,042
CO-OP	0	66	1,115	2,338	3,519	0	6	1,241	839	2,086
UNKNOWN	0	0	5	24	29	0	0	0	0	0
TOTAL URBAN ONT	14,525	1,638	6,173	11,358	33,694	15,026	1,123	6,890	12,180	35,219

NOTE: RENTAL INCLUDES PRIVATE RENTAL, ASSISTED RENTAL AND REGISTERED CONDOMINIUMS MARKETTED TO INVESTORS AND OFFERED AS RENTAL UNITS.



HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY CHA, CA AND REGIONAL MUNICIPALITY  
=====

	STARTS: YTD AUG 1992					COMPLETIONS: YTD AUG 1992					UNDER CONSTRUCTION AT END OF AUG 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
CENSUS METRO AREA															
HAMILTON	718	26	700	362	1,806	733	30	358	369	1,490	364	20	656	652	1,692
KITCHENER	595	230	222	279	1,326	501	220	637	417	1,775	470	66	159	898	1,593
LONDON	562	96	219	126	1,003	546	84	568	490	1,688	278	54	397	299	1,028
OSHAWA	668	74	398	152	1,692	943	86	376	534	1,939	465	28	309	590	1,392
OTTAWA	1,567	60	981	1,363	3,971	1,482	44	855	1,573	3,954	691	65	467	1,193	2,414
ST. CATHARINES	392	70	450	332	1,244	458	84	188	313	1,043	32	475	689	1,470	2,414
SUDBURY	323	62	113	303	801	365	63	220	530	1,178	138	28	159	380	705
THUNDER BAY	221	28	60	82	391	204	17	60	129	410	185	24	74	314	597
TORONTO	5,975	514	1,508	6,546	14,623	6,223	154	2,110	6,679	15,166	5,237	488	1,432	9,062	16,219
WINDSOR	666	98	90	36	890	578	40	220	202	1,040	372	80	72	32	556
CENSUS AGGLOMERATES															
BARRIE	458	0	183	80	721	646	4	294	20	964	395	4	28	60	487
BELLEVILLE	130	2	147	29	308	103	8	34	26	171	97	0	147	70	314
BRANTFORD	199	40	92	150	481	168	34	116	91	409	92	30	113	178	413
CORNWALL	50	32	52	8	142	40	26	69	6	141	51	28	52	8	139
GUELPH	198	2	335	139	674	239	4	216	108	567	89	0	217	395	701
KINGSTON	211	82	45	156	494	208	64	104	262	638	160	52	30	285	527
NORTH BAY	87	54	8	158	307	65	39	200	37	341	80	68	6	155	309
PETERBOROUGH	118	2	0	0	120	121	0	8	66	195	99	2	47	24	172
SARNIA	93	10	85	30	218	114	10	0	0	124	35	2	85	226	348
SAULT STE MARIE	61	6	0	218	285	35	0	8	0	43	59	6	0	210	275
OTHER ONT AREAS*	1,225	150	405	409	2,189	1,221	112	239	328	1,900	1,089	97	393	655	2,234
URBAN ONTARIO*	14,517	1,638	6,173	11,358	33,686	14,993	1,123	6,880	12,180	35,176	10,720	1,172	5,318	16,375	33,585
URBAN CANADA*	46,998	6,020	12,340	28,546	93,904	45,363	6,074	13,454	31,441	96,332	27,979	3,401	9,556	32,980	73,916
10,000+ POPULATION															

\* 10,000+ POPULATION

	STARTS: AUG 1992					COMPLETIONS: AUG 1992					UNDER CONSTRUCTION AT END OF AUG 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HAMILTON CMA															
ANCASTER, T	4	0	0	0	4	24	0	6	0	30	26	0	0	0	26
BURLINGTON, C	32	0	42	0	74	46	2	4	0	52	68	14	336	447	865
DUNDAS, T	9	0	0	0	9	12	0	0	0	12	29	0	0	0	29
FLAMBOROUGH, TWP	34	0	0	0	34	17	0	0	0	17	48	0	0	0	48
GLANBROOKE, TWP	5	0	0	0	5	5	0	0	0	5	21	0	0	24	45
GRIPSBY, T	3	0	0	0	3	4	4	0	0	8	28	6	8	0	42
HAMILTON, C	33	0	8	0	41	45	0	30	0	75	66	0	225	181	472
STONE CREEK, C	21	0	21	0	42	21	0	12	0	33	78	0	87	0	165
TOTAL	141	0	71	0	212	174	6	52	0	232	364	20	656	652	1,692
KITCHENER CMA															
CAMBRIDGE, C	43	18	0	0	61	45	24	129	16	214	178	24	57	152	411
DUMFRIES NORTH, TWP	10	0	0	0	10	8	0	0	0	8	44	0	8	0	52
KITCHENER, C	11	0	0	0	11	34	28	179	69	310	150	24	44	553	771
WATERLOO, C	14	2	0	0	16	22	4	10	0	36	85	18	50	193	346
WOOLMICH, TWP	4	0	0	0	4	1	0	0	0	1	13	0	0	0	13
TOTAL	82	20	0	0	102	110	56	318	85	569	470	66	159	898	1,593
LONDON CMA															
BELMONT, VIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DELAWARE, TWP	2	0	0	0	2	0	0	0	0	0	17	0	0	0	17
DORCHESTER NORTH, TWP	9	0	0	0	9	11	0	0	0	11	22	0	0	0	22
LOBO, TWP	2	0	0	0	2	0	0	0	0	0	7	0	0	0	7
LONDON, C	43	10	0	118	171	102	20	29	249	400	178	40	309	295	822
LONDON, TWP	3	0	0	0	3	3	0	0	0	3	7	0	0	0	7
NISSOURI WEST, TWP	2	0	0	0	2	1	0	0	0	1	10	0	0	0	10
PORT STANLEY, VIL	1	0	0	0	1	1	0	0	0	1	5	0	21	0	26
ST THOMAS, C	4	2	0	0	6	1	6	0	0	7	12	14	67	4	97
SOUTHOLD, TWP	0	0	0	0	0	3	0	0	0	3	2	0	0	0	2
WESTMINSTER, T	5	0	0	0	5	2	0	0	0	2	8	0	0	0	8
YARMOUTH, TWP	8	0	0	0	8	4	0	0	0	4	10	0	0	0	10
TOTAL	79	12	0	118	209	128	26	29	249	432	278	54	397	299	1,028

STARTS: AUG 1992										COMPLETIONS: AUG 1992										UNDER CONSTRUCTION AT END OF AUG 1992																	
<----->		SINGLE		DOUBLE		ROM		APT		TOTAL		<----->		SINGLE		DOUBLE		ROM		APT		TOTAL		<----->		SINGLE		DOUBLE		ROM		APT		TOTAL			
OSHANA CHA																																					
NEWCASTLE,T	38	0	24	0	0	0	0	0	0	62	53	2	7	0	0	0	0	0	0	0	0	0	62	219	0	172	0	391									
OSHANA,C	4	4	0	0	0	0	0	0	0	8	7	14	0	0	0	0	0	0	0	0	0	21	71	28	77	395	571										
WHITBY,T	22	0	60	0	0	0	0	0	0	82	49	0	0	178	0	0	0	0	0	0	0	227	175	0	60	430											
TOTAL	64	4	84	0	0	0	0	0	0	152	109	16	7	178	0	0	0	0	0	0	0	510	465	28	309	590	1,392										
OTTAWA CHA																																					
CLARENCE,TMP	18	0	0	0	0	0	0	0	0	18	38	2	0	0	0	0	0	0	0	0	0	40	27	2	0	0	29										
CUMBERLAND,TMP	19	0	0	0	0	0	0	0	0	19	57	0	29	0	0	0	0	0	0	0	0	86	73	0	46	0	119										
GLOUCESTER,C	28	2	0	0	0	0	0	0	0	30	39	0	0	52	0	0	0	0	0	0	0	91	107	2	78	0	187										
GLOUCESTER,TMP	21	0	6	0	0	0	0	0	0	27	22	0	5	0	0	0	0	0	0	0	0	27	54	10	17	0	81										
KANATA,C	23	4	8	0	0	0	0	0	0	35	71	2	5	0	0	0	0	0	0	0	0	78	81	6	85	0	217										
NEPEAN,C	28	0	93	0	0	0	0	0	0	234	48	0	56	0	0	0	0	0	0	0	0	104	68	0	194	190	452										
OSGOODE,TMP	13	0	0	0	0	0	0	0	0	13	27	0	4	0	0	0	0	0	0	0	0	31	69	12	4	0	85										
OTTAWA,C	31	4	14	0	0	0	0	0	0	123	62	4	108	416	0	0	0	0	0	0	0	590	89	19	43	955	1,106										
RIDEAU,TMP	16	0	0	0	0	0	0	0	0	16	7	0	0	0	0	0	0	0	0	0	0	7	28	0	0	0	5										
ROCKCLIFFE PARK,VIL	2	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	27										
ROCKLAND,T	5	2	0	0	0	0	0	0	0	10	6	0	0	0	0	0	0	0	0	0	0	6	12	12	0	0	1										
VANIER,C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0										
WEST CARLETON,TMP	17	0	0	0	0	0	0	0	0	17	13	0	0	0	0	0	0	0	0	0	0	13	77	0	0	0	77										
TOTAL	221	12	121	190	0	0	0	0	0	544	390	8	207	468	0	0	0	0	0	0	0	1,073	691	63	467	1,193	2,414										
ST. CATHARINES CHA																																					
FORT ERIE,T	1	0	0	0	0	0	0	0	0	1	12	0	0	0	0	0	0	0	0	0	0	12	38	0	0	0	38										
LINCOLN,T	3	0	0	0	0	0	0	0	0	3	3	0	6	0	0	0	0	0	0	0	0	9	23	2	25	3	53										
NIAGARA-FALLS,C	9	0	0	0	0	0	0	0	0	9	37	10	0	0	0	0	0	0	0	0	0	47	39	4	38	216	297										
NIAGARA-ON-THE-LAKE,T	6	0	0	0	0	0	0	0	0	6	15	0	0	0	0	0	0	0	0	0	0	15	16	0	0	14	30										
PELHAM,T	19	0	0	0	0	0	0	0	0	19	16	0	0	0	0	0	0	0	0	0	0	16	34	0	8	0	42										
PORT COLBOURNE,C	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	12	0	51	0	63										
ST. CATHARINES,C	13	2	41	24	0	0	0	0	0	80	26	0	0	0	0	0	0	0	0	0	0	26	42	6	313	344	705										
THOROLD,C	4	0	0	0	0	0	0	0	0	4	7	2	0	0	0	0	0	0	0	0	0	9	21	8	22	0	51										
MAINFLEET,TMP	2	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8										
WELLAND,C	10	0	0	0	0	0	0	0	0	10	13	4	0	0	0	0	0	0	0	0	0	17	41	12	18	112	183										
TOTAL	67	2	41	24	0	0	0	0	0	134	131	16	6	0	0	0	0	0	0	0	0	153	274	32	475	689	1,470										

STARTS: AUG 1992

<----->  
SINGLE DOUBLE ROW APT TOTAL

COMPLETIONS: AUG 1992

<----->  
SINGLE DOUBLE ROW APT TOTAL

UNDER CONSTRUCTION AT END OF AUG 1992

<----->  
SINGLE DOUBLE ROW APT TOTAL

SUDBURY CMA

INDIAN RESERVE	0	0	0	0	0	0	0	0	0
NICKEL CENTRE, T	13	2	0	0	15	0	0	0	14
ONAPING FALLS, T	0	0	0	0	0	0	0	0	4
RAYSIDE-FALFOUR, T	2	0	0	0	2	0	0	0	26
SUDBURY, T	10	2	0	12	24	0	8	27	553
VALLEY EAST, T	17	4	0	0	21	0	2	22	92
WALDEN, T	11	0	0	0	11	0	0	6	16
TOTAL	53	8	0	12	73	0	10	74	705

THUNDER BAY CMA

COMFEE, TMP	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0
NEEBING, TMP	0	0	0	0	0	0	0	0	4
O'CONNOR, TMP	1	0	0	0	1	0	0	0	3
OLIVER, TMP	0	0	0	0	0	0	0	0	14
PAIPOONGE, TMP	0	0	0	0	0	0	0	0	5
SHUNIAH, TMP	5	0	0	0	5	0	0	1	12
THUNDER BAY, C	29	4	0	0	33	0	30	54	559
TOTAL	35	4	0	0	39	0	30	55	597

MINDSOR CMA

ALERDON, TMP	1	0	0	0	1	0	0	0	12
BELLE RIVER, T	2	0	0	0	2	0	4	7	6
COLCHESTER NORTH, TMP	0	0	0	0	0	0	0	0	1
ESSEX, T	4	0	0	0	4	0	0	0	14
HAIDSTONE, TMP	17	0	0	0	17	0	0	10	67
ROCHESTER, TMP	4	0	0	0	4	0	0	0	9
ST CLAIR BEACH, VIL	0	0	0	0	0	0	0	0	1
SANDWICH SOUTH, TMP	16	0	0	0	16	0	0	0	41
SANDWICH WEST, TMP	26	0	0	0	26	0	0	0	109
TECUMSEH, T	8	2	0	0	10	18	0	32	70
MINDSOR, C	49	0	40	0	89	0	0	40	226
TOTAL	127	2	40	0	169	8	4	72	556

STARTS: AUG 1992

COMPLETIONS: AUG 1992

UNDER CONSTRUCTION AT END OF AUG 1992

	<-----STARTS----->					<-----COMPLETIONS----->					<-----UNDER CONSTRUCTION AT END OF----->				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
METRO TORONTO															
ETOBICOKE, C	11	0	0	134	145	18	2	0	504	524	49	4	59	1,183	1,295
SCARBOROUGH, C	3	0	0	0	3	16	0	0	0	16	66	0	50	583	699
TORONTO, C	9	2	0	70	81	8	0	0	240	248	49	44	8	1,905	2,006
YORK, C	2	4	0	0	6	2	4	0	125	131	14	10	0	435	459
YORK EAST, B	1	0	0	58	59	1	0	0	0	1	11	0	0	99	110
YORK NORTH, C	88	0	26	0	114	46	0	0	0	46	317	0	61	1,607	1,985
TOTAL	114	6	26	262	408	91	6	0	869	966	506	58	178	5,812	6,554
YORK REGION															
AURORA, T	53	0	0	0	53	13	2	6	0	21	138	0	0	130	268
EAST GUILDFORD, T	1	0	0	0	1	2	0	0	0	2	18	0	9	0	27
GEORGINA, TMP	57	0	0	0	57	18	0	0	0	18	105	0	0	0	105
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KING, TMP	8	0	0	0	8	1	0	0	0	1	36	0	0	0	36
MARKHAM, T	69	0	18	0	87	26	0	62	0	88	222	0	18	100	340
NEWMARKET, T	59	0	0	0	59	56	0	0	0	56	249	0	48	119	416
RICHMOND HILL, T	81	0	0	0	81	162	0	25	0	187	382	0	0	0	382
VAUGHAN, C	29	0	0	0	29	111	0	0	0	111	340	0	60	492	892
WHITCHURCH-STOUFF, T	3	0	0	0	3	5	0	0	0	5	16	0	0	0	16
TOTAL	360	0	18	0	378	394	2	93	0	489	1,506	0	135	841	2,482
PEEL REGION															
BRAMPTON, C	118	10	0	0	128	16	0	89	0	105	953	208	167	454	1,786
CALEDON, T	14	0	0	0	14	11	0	0	0	11	74	0	0	59	133
MISSISSAUGA, C	155	0	68	204	427	288	0	101	254	643	1,130	114	581	1,570	3,359
TOTAL	287	10	68	204	569	315	0	190	254	759	2,157	322	748	2,083	5,331
OTHER AREAS															
AJAX, T	1	0	0	0	1	16	0	0	0	16	366	0	116	216	698
ALLIS/BEET/TECUM/TOT, T	12	2	0	0	14	5	0	0	0	5	65	2	0	0	67
BRADFORD, W GUILF, T	2	0	0	0	2	1	0	0	0	1	46	0	0	0	46
HALTON HILLS, T	12	0	0	0	12	39	0	0	162	201	73	0	0	10	83
MILTON, T	2	0	0	0	2	2	0	0	0	2	20	0	0	0	20
OAKVILLE, T	31	32	0	0	63	30	22	0	147	199	201	106	247	100	654
ORANGEVILLE, T	4	0	0	0	4	88	2	0	0	90	39	0	0	0	39
PICKERING, T	12	0	0	0	12	26	0	0	0	26	203	0	8	0	211
UXBRIDGE, TMP	16	0	0	0	16	1	0	0	0	1	55	0	0	0	55
TOTAL	92	34	0	0	126	208	24	0	309	541	1,068	108	371	326	1,873
TOTAL TORONTO CHA	853	50	112	466	1,481	1,008	32	283	1,432	2,755	5,237	488	1,432	9,062	16,219

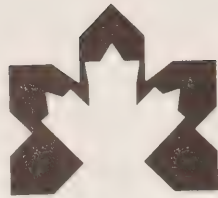
## TOTAL

NON N. H. A.

[illegible]



Canada Mortgage  
and Housing  
Corporation



Société canadienne  
d'hypothèques et  
de logement

## ONTARIO OFFICES

### ONTARIO REGIONAL OFFICE

Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2000**

### BRANCH AND LOCAL OFFICES

#### BARRIE

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

#### HAMILTON

350 King Street East  
Suite 202  
Hamilton, Ontario  
L8N 3R3

**Tel.: (416) 572-2451**  
**Fax: (416) 572-2413**

#### KINGSTON

P.O. Box 730  
295 King Street East  
Suite 300  
Kingston, Ontario  
K7L 4X6

**Tel.: (613) 545-8040**  
**Fax: (613) 545-8036**

#### KITCHENER

Commerce House  
50 Queen Street North  
Suite 480  
Kitchener, Ontario  
N2H 6K8

**Tel.: (519) 571-6666**  
**Fax: (519) 743-5974**

#### LONDON

285 King Street  
4th Floor  
London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

#### NORTH BAY

593 Main Street East  
North Bay, Ontario  
P1B 8K5

**Tel.: (705) 472-7750**  
**Fax: (705) 476-8127**

#### OSHAWA

2 Simcoe Street South  
Suite 200  
Oshawa, Ontario  
L1H 7N1

**Tel.: (416) 571-3200**  
**Fax: (416) 571-1523**

#### OTTAWA

Carling Executive Park  
1565 Carling Avenue  
Suite 300  
Ottawa, Ontario  
K1Y 4G1

**Tel.: (613) 728-6884**  
**Fax: (613) 724-7769**

#### PETERBOROUGH

340 George Street North  
Suite 303  
Peterborough, Ontario  
K9J 6Z8

**Tel.: (705) 743-3584**  
**Fax: (705) 743-9151**

#### SAULT STE. MARIE

Station Tower  
421 Bay Street, 2nd Floor  
Sault Ste. Marie, Ontario  
P6A 5L6

**Tel.: (705) 759-1116**  
**Fax: (705) 759-8597**

#### SUDBURY

Scotia Tower  
30 Cedar Street  
Suite 306  
Sudbury, Ontario  
P3E 4S7

**Tel.: (705) 671-4400**  
**Fax: (705) 671-4394**

#### THUNDER BAY

Royal Insurance Building  
28 North Cumberland Street  
Suite 200  
Thunder Bay, Ontario  
P7B 5E7

**Tel.: (807) 343-2010**  
**Fax: (807) 345-0696**

#### TORONTO

650 Lawrence Avenue West  
Toronto, Ontario  
M6A 1B2

**Tel.: (416) 781-2451**  
**Fax: (416) 781-4473**

#### WINDSOR

100 Oullette Avenue  
Suite 410  
Windsor, Ontario  
N9A 6T3

**Tel.: (519) 256-8221**  
**Fax: (519) 256-2773**

**CMHC** Helping to  
house Canadians

**Canada**





CAI  
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# ONTARIO HOUSING MARKET REPORT

SEPTEMBER 1992





## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of six (6) large Branch Offices and ten (10) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1991 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the Housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.



# Ontario

## Housing Market Report

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Canada Mortgage and Housing Corporation  
Ontario Regional Office  
2255 Sheppard Avenue, East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back cover for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

Senior Advisor: Dallard Runge (416) 495 - 2000 ext 3023  
Regional Economist: Alex Medow (416) 495 - 2000 ext 3009  
Senior Data Clerk: Mrs Safra Singh (416) 495 - 2000 ext 3040

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## Ontario Highlights

Ontario's third quarter 1992 housing starts pointed to a stronger second half year as starts climbed to 60,000 Seasonally Adjusted at Annual Rates (SAAR) from 55,000 in the second quarter. Both single and multiple starts, year-to-date, were up from 1991. Multiple starts jumped close to 18 per cent, braced by government assisted rental programs. Weak private market renter demand and condominium over-supply kept private rental and condominium starts low. A small year-to-date increase of single detached starts, slightly over three per cent, indicates emerging market demand. Lower minimum down payments, low interest rates and access to RRSP funds have helped raise Ontario's residential MLS\* sales throughout 1992. Ontario's average MLS\* price, while lower than in 1991, has been stable this year.

Consumer and business confidence are growing in Ontario despite modest job losses in the third quarter of 1992. The Conference Board of Canada's indicator of Ontario Consumer Attitudes increased moderately from last year's fourth quarter low. Third quarter results of The Canadian Survey of Manufacturing Industries show new order levels rising and expectations of higher production. Employment in Ontario's pro-cyclical manufacturing sector has demonstrated an upward trend for the past six months. More broadly based employment growth is anticipated early next year. The new jobs will lift Ontario residential demand.

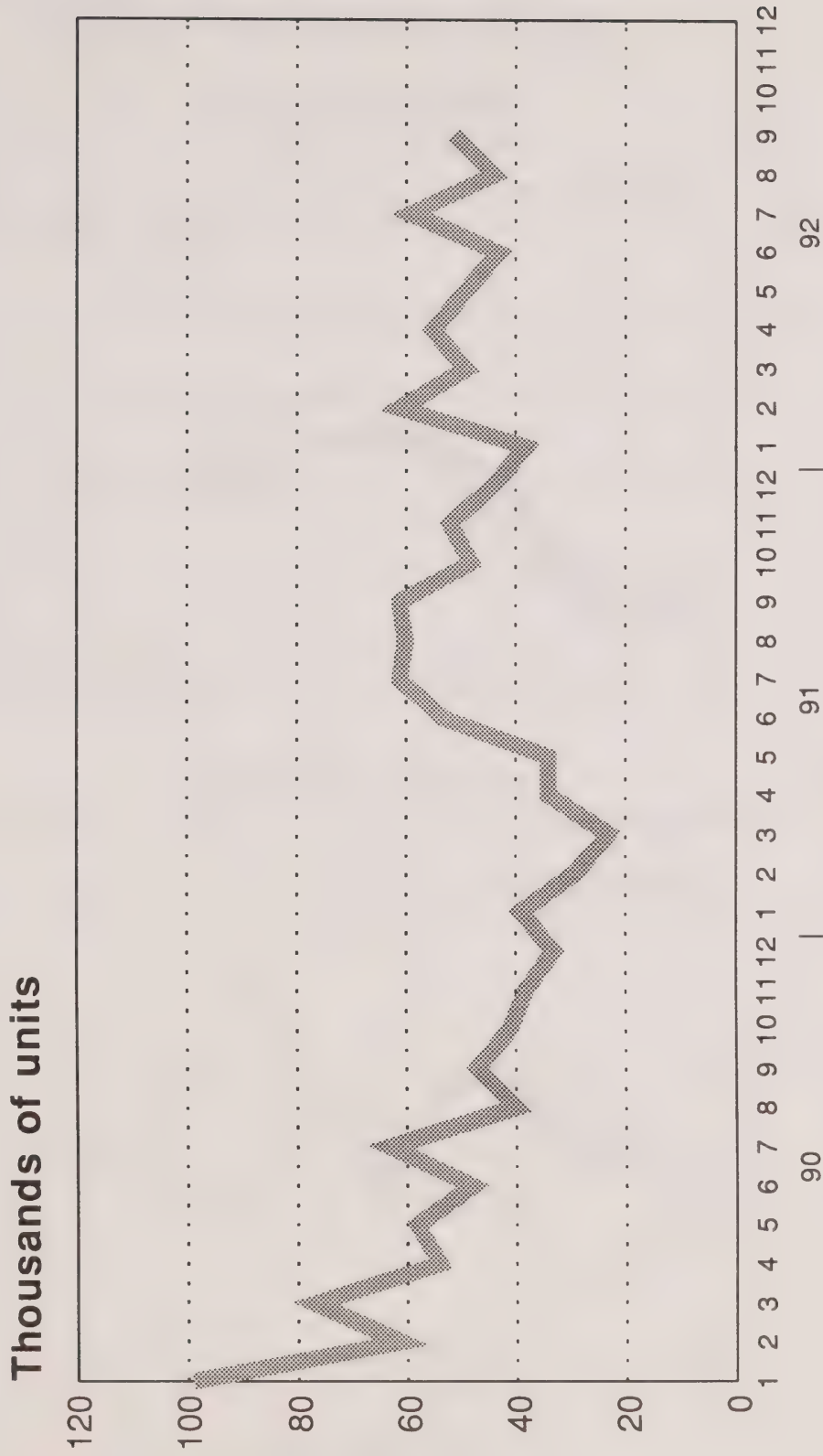
Ontario's September urban housing starts increased 18 per cent to a seasonally adjusted rate of 52,000 from 44,000 in August. Actual construction starts were 16 per cent lower this September than in September 1991.

The volatility has resulted mainly from assisted housing which was up 47 per cent to 1,360 homes started in September from 923 in August. Assisted housing activity, though stronger than historic levels due to provincial unilateral programs, has been slowing down. In addition, there has been a growing amount of private market housing. Construction of more affordable semi-detached and row houses reached 684 homes this September, up from 580 in August.

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\*Multiple Listing Service (MLS) is a registered certification mark owned by The Canadian Real Estate Association.

# Ontario housing starts September 1992

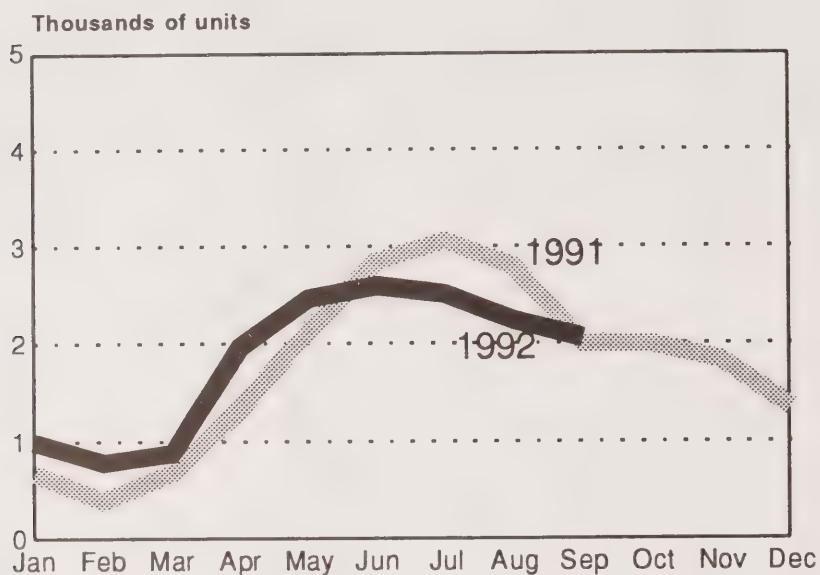




# Ontario housing starts to September 1992

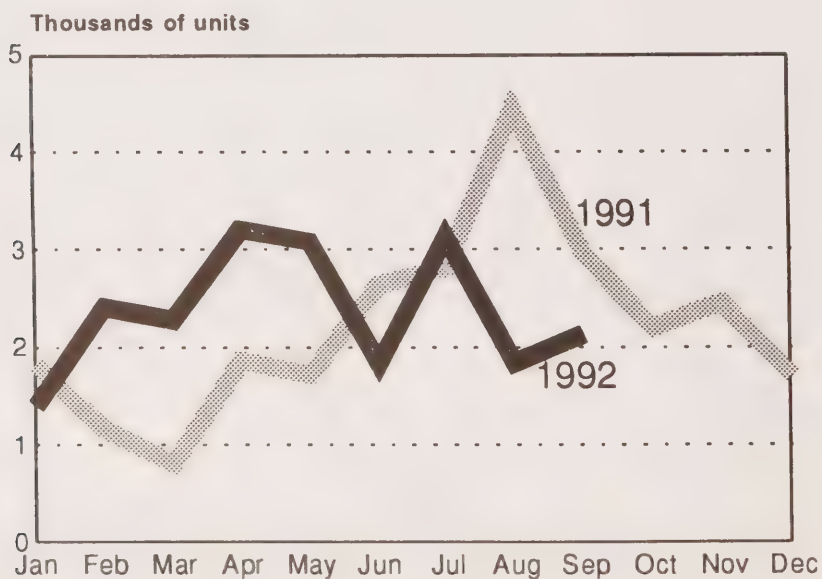
## single detached

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## multiple dwellings

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**CMHC**  
raw data

# FINAL DATA - SEPTEMBER 1992

Final information for Urban Ontario indicates that 4,200 new dwelling units were started in September. This was 16 percent lower than the 4,983 unit started in September 1991. Single Detached starts (2,076 units) rose 03 percent and All Other Starts( 2,124 units) fell 18 percent from last year.

Urban Canada reported 12,210 units started in September, an increase of 03 percent from the 11,870 units started in the same month last year. Singles (6,128 units) rose 03 percent and All Other Types (6,082 units) rose 02 percent.

On a seasonally adjusted basis, the annual rate of starts in September and August 1992 were 51,000 and 44,000 units respectively, while in September and August 1991 they were 61,000 and 60,000 units respectively.

In Urban Canada, the corresponding figures were 150,000 and 127,000 units for September and August 1992 respectively, and 146,000 and 138,000 units for September and August 1991 respectively.

The following Table shows the comparison between the first 9 months of 1991 and 1992.

## Comparison of Starts Between the First Nine Months of 1991 and 1992:

January-September	SINGLE DETACHED			ALL OTHER TYPES			TOTAL		
	1991	1992	% Change	1991	1992	% Change	1991	1992	% Change
Urban Ontario	16,010	16,593	4	18,548	21,293	15	34,558	37,886	10
Urban Canada	48,925	53,126	9	44,541	52,988	19	93,466	106,114	14
Census Met.Areas									
Hamilton	570	865	52	1,429	1,199	-16	1,999	2,064	3
Kitchener	572	712	24	1,031	869	-16	1,603	1,581	-1
London	484	628	30	1,068	516	-52	1,552	1,144	-26
Oshawa	1,063	691	-35	916	1,103	20	1,979	1,794	-9
Ottawa(Ont)	1,363	1,752	29	2,002	2,560	28	3,365	4,312	28
St.Caths.Niag.	395	430	9	685	919	34	1,080	1,349	25
Sudbury	405	432	7	908	565	-38	1,313	997	-24
Thund.Bay	203	256	26	261	192	-26	464	448	-3
Toronto	7,264	6,740	-7	7,108	9,803	38	14,372	16,543	15
Windsor	584	781	34	401	230	-43	985	1,011	3
TOTAL METRO	12,903	13,287	3	15,809	17,956	14	28,712	31,243	9
OTHER URBAN	3,107	3,306	6	2,739	3,337	22	5,846	6,643	14



HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY TYPE AND TENURE (INTENDED MARKET)  
MONTH & YEAR TO DATE - ONTARIO  
=====

	STARTS: SEP 1992					COMPLETIONS: SEP 1992					UNDER CONSTRUCTION AT END OF SEP 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	2,075	175	190	0	2,440	2,804	346	174	0	3,524	9,989	857	1,128	6	11,980
RENTAL	1	8	341	814	1,164	0	28	171	331	530	6	40	1,983	11,163	13,192
CONDO	0	0	257	8	265	2	0	54	412	468	6	12	1,247	2,608	3,873
CO-OP	0	0	49	282	331	0	0	198	120	318	0	66	1,087	2,899	4,052
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	5	24	29
TOTAL URBAN ONT	2,076	183	837	1,104	4,200	2,806	374	597	863	4,640	10,001	975	5,450	16,700	33,126

	STARTS: YTD SEP 1992					COMPLETIONS: YTD SEP 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HOMEOWNER	16,594	1,667	2,178	2	20,431	17,784	1,365	1,972	5	21,126
RENTAL	9	84	2,292	8,733	11,118	25	114	2,584	8,096	10,819
CONDO	8	4	1,371	1,083	2,466	23	12	1,492	3,983	5,510
CO-OP	0	66	1,164	2,620	3,850	0	6	1,439	959	2,404
UNKNOWN	0	0	5	24	29	0	0	0	0	0
TOTAL URBAN ONT	16,601	1,821	7,010	12,462	37,894	17,832	1,497	7,487	13,043	39,859

NOTE: RENTAL INCLUDES PRIVATE RENTAL, ASSISTED RENTAL AND REGISTERED CONDOMINIUMS MARKETED TO INVESTORS AND OFFERED AS RENTAL UNITS.

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION  
BY CHA, CA AND REGIONAL MUNICIPALITY  
=====

	STARTS: YTD SEP 1992					COMPLETIONS: YTD SEP 1992					UNDER CONSTRUCTION AT END OF SEP 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
CENSUS METRO AREA															
HAMILTON	865	26	775	398	2,064	873	42	358	731	2,004	387	8	647	410	1,452
KITCHENER	712	276	230	363	1,581	782	254	637	417	2,090	306	78	167	982	1,533
LONDON	628	108	278	130	1,144	621	102	709	494	1,926	267	48	315	299	929
OSHAWA	691	82	469	552	1,794	1,055	100	398	550	2,103	364	20	358	574	1,316
OTTAWA	1,752	64	1,114	1,382	4,312	1,523	50	884	1,576	4,033	839	59	566	1,209	2,673
ST. CATHARINES	430	80	493	346	1,349	516	92	258	479	1,345	263	34	424	537	1,258
SUDBURY	432	78	138	349	997	424	75	220	535	1,254	188	32	184	421	825
THUNDER BAY	256	30	60	102	448	238	31	104	129	502	186	12	50	334	562
TORONTO	6,740	532	1,867	7,384	16,543	7,448	310	2,302	6,920	16,980	4,769	348	1,539	9,655	16,315
WINDSOR	781	104	90	36	1,011	695	46	234	234	1,209	370	80	58	0	508
CENSUS AGGLOMERATES															
BARRIE	565	0	212	94	871	759	6	322	20	1,107	394	2	29	74	499
BELLEVILLE	155	2	147	29	333	133	8	34	55	230	92	0	147	41	280
BRANTFORD	215	46	92	150	503	195	38	150	91	474	80	32	79	178	369
CORNWALL	62	34	52	8	156	51	34	69	6	160	52	22	52	8	134
GUELPH	201	2	335	139	677	283	4	216	108	611	49	0	217	395	661
KINGSTON	251	96	81	156	584	255	90	116	262	723	153	40	54	285	532
NORTH BAY	106	58	46	173	383	90	57	200	40	387	74	54	44	167	339
PETERBOROUGH	138	4	0	0	142	137	0	8	66	211	103	4	47	24	178
SARNIA	113	10	85	30	238	133	10	0	0	143	36	2	85	226	349
SAULT STE MARIE	73	8	0	221	302	44	2	8	0	54	61	6	0	213	280
OTHER CNT AREAS*	1,427	181	426	420	2,454	1,544	146	250	330	2,270	968	94	408	664	2,134
URBAN ONTARIO*	16,593	1,821	7,010	12,462	37,886	17,799	1,497	7,477	13,043	39,816	10,001	975	5,450	16,700	33,126
URBAN CANADA*	53,126	6,874	14,031	32,083	106,114	52,688	7,126	14,847	33,978	108,639	26,766	3,195	9,799	34,019	73,759

\* 10,000+ POPULATION

STARTS: SEP 1992					COMPLETIONS: SEP 1992					UNDER CONSTRUCTION AT END OF SEP 1992				
<----->					<----->					<----->				
SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
HAMILTON CMA														
7	0	0	0	7	3	0	0	0	3	30	0	0	0	30
12	0	0	36	48	19	10	0	362	391	68	4	252	205	529
9	0	23	0	32	15	0	0	0	15	23	0	23	0	46
40	0	0	0	40	28	0	0	0	28	68	0	0	0	68
5	0	0	0	5	0	0	0	0	0	26	0	0	24	50
8	0	0	0	8	4	2	0	0	6	31	4	8	0	43
34	0	0	0	34	38	0	0	0	38	62	0	225	181	468
32	0	52	0	84	33	0	0	0	33	79	0	139	0	218
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147	0	75	36	258	140	12	0	362	514	387	8	647	410	1,452
TOTAL														
KITCHENER CMA														
25	8	0	84	117	118	10	0	0	128	85	22	57	236	400
6	0	0	0	6	28	0	0	0	28	22	0	8	0	30
65	26	8	0	99	91	10	0	0	101	124	40	52	553	769
17	12	0	0	29	39	14	0	0	53	63	16	50	193	322
4	0	0	0	4	5	0	0	0	5	12	0	0	0	12
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117	46	8	84	255	281	34	0	0	315	306	78	167	982	1,533
TOTAL														
LONDON CMA														
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	17	0	0	0	17
7	0	0	0	7	9	0	0	0	9	19	0	0	0	19
0	0	0	0	0	0	0	0	0	0	7	0	0	0	7
45	12	59	0	116	51	12	141	0	204	172	40	227	295	734
4	0	0	0	4	2	0	0	0	2	9	0	0	0	9
0	0	0	0	0	4	0	0	0	4	5	0	0	0	5
0	0	0	0	0	0	0	0	0	0	5	0	21	0	26
1	0	0	4	5	3	6	0	4	13	10	8	67	4	89
2	0	0	0	2	0	0	0	0	0	4	0	0	0	4
0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
7	0	0	0	7	6	0	0	0	6	11	0	0	0	11
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
66	12	59	4	141	75	18	141	4	238	267	48	315	299	929
TOTAL														

	STARTS: SEP 1992					COMPLETIONS: SEP 1992					UNDER CONSTRUCTION AT END OF SEP 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
OSHAMA CMA															
NEWMCASTLE, T	11	0	23	0	34	61	0	22	0	83	161	0	173	0	334
OSHAMA, C	4	8	0	0	12	2	14	0	16	32	70	20	77	379	546
WHITBY, T	8	0	48	0	56	49	0	0	0	49	133	0	108	195	436
TOTAL	23	8	71	0	102	112	14	22	16	164	364	20	358	574	1,316
OTTAWA CMA															
CLARENCE, TMP	31	0	0	0	31	2	0	0	0	2	56	0	0	0	56
CUMBERLAND, TMP	25	0	16	0	41	9	0	0	0	9	89	0	62	0	151
GLOUCESTER, C	15	0	17	0	32	14	0	25	0	39	108	2	69	0	179
GUILBOURNE, TMP	11	0	0	0	11	0	0	0	0	0	65	10	17	0	92
KANATA, C	17	4	4	0	25	6	0	4	0	10	92	10	85	45	232
NEPEAN, C	22	0	76	0	98	0	0	0	0	0	90	0	270	190	550
NEPEAN, C	18	0	0	0	18	3	6	0	0	9	84	6	4	0	94
GS GOODE, TMP	18	0	17	19	45	2	0	0	3	5	100	19	56	971	1,146
OTTAWA, C	9	0	0	0	9	1	0	0	0	1	43	0	0	0	43
RIDEAU, TMP	16	0	0	0	16	0	0	0	0	0	5	0	0	0	5
ROCKCLIFFE PARK, VIL	0	0	0	0	0	0	0	0	0	0	15	12	0	3	30
ROCKLAND, T	7	0	0	0	7	4	0	0	0	4	1	0	3	0	4
VANIER, C	0	0	3	0	3	0	0	0	0	0	91	0	0	0	91
WEST CARLETON, TMP	14	0	0	0	14	0	0	0	0	0	---	---	---	---	---
TOTAL	185	4	133	19	341	41	6	29	3	79	839	59	566	1,209	2,673
ST. CATHARINES CMA															
FORT ERIE, T	8	0	0	0	8	8	0	0	0	8	39	0	0	0	39
LINCOLN, T	0	0	0	0	0	6	0	0	3	9	18	2	25	0	45
NIAGARA FALLS, C	9	8	24	6	47	2	0	0	0	2	46	12	38	222	318
NIAGARA-ON-THE-LAKE, T	1	0	0	0	1	3	0	0	0	3	14	0	0	14	28
PELHAM, T	5	0	8	8	21	13	0	8	0	21	29	0	8	0	45
PORT COLBOURNE, C	1	0	0	0	1	2	0	51	0	53	11	0	0	0	11
ST. CATHARINES, C	5	0	11	0	16	9	2	4	63	74	40	4	324	281	649
THOROLD, C	2	0	0	0	2	7	4	4	0	15	16	4	18	0	38
MAINFLEET, TMP	1	0	0	0	1	2	0	0	0	2	9	0	0	0	9
MELLAND, C	6	2	0	0	8	6	2	7	100	115	41	12	11	12	76
TOTAL	36	10	43	14	105	58	8	70	166	302	263	34	424	537	1,258

	STARTS: SEP 1992				COMPLETIONS: SEP 1992				UNDER CONSTRUCTION AT END OF SEP 1992						
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
SUBBURY CMA															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKEL CENTRE, T	14	0	0	0	14	5	0	0	0	5	21	2	0	0	23
ONAPING FALLS, T	5	0	0	0	5	2	0	0	0	2	7	0	0	0	7
RAVENSIDE-BALFOUR, T	12	8	0	0	20	8	2	0	2	12	22	12	0	0	34
SUBBURY, T	36	8	0	42	86	18	6	0	3	27	64	16	126	406	612
VALLEY EAST, T	32	0	25	4	61	17	4	0	0	21	57	2	58	15	132
WALDEN, T	10	0	0	0	10	9	0	0	0	9	17	0	0	0	17
TOTAL	109	16	25	46	196	59	12	0	5	76	188	32	184	421	825
THUNDER BAY CMA															
COMFEE, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING, TWP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
O'CONNOR, TWP	1	0	0	0	1	3	0	0	0	3	1	0	0	0	1
OLIVER, TWP	0	0	0	0	0	0	0	0	0	0	14	0	0	0	14
PALPOONGE, TWP	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
SHUNIAN, TWP	0	0	0	0	0	0	0	0	0	0	12	0	0	0	12
THUNDER BAY, C	34	2	0	20	56	31	14	44	0	89	150	12	30	334	526
TOTAL	35	2	0	20	57	34	14	44	0	92	186	12	30	334	562
WINDSOR CMA															
ALERDON, TWP	6	0	0	0	6	4	0	0	0	4	14	0	0	0	14
BELLE RIVER, T	1	0	0	0	1	3	0	0	0	3	4	0	0	0	4
COLCHESTER NORTH, TWP	3	0	0	0	3	1	0	0	0	1	3	0	0	0	3
ESSEX, T	4	0	0	0	4	5	0	0	0	5	13	0	0	0	13
HAIDSTONE, TWP	21	0	0	0	21	17	0	0	0	17	71	0	0	0	71
ROCHESTER, TWP	1	0	0	0	1	3	0	0	0	3	7	0	0	0	7
ST CLAIR BEACH, VIL	1	0	0	0	1	0	0	0	0	0	2	0	0	0	2
SANDWICH SOUTH, TWP	8	0	0	0	8	6	0	0	0	6	43	0	0	0	43
SANDWICH WEST, TWP	27	0	0	0	27	36	0	0	0	36	100	0	0	0	100
TECUMSEH, T	12	2	0	0	14	7	4	14	0	25	33	8	18	0	59
WINDSOR, C	31	4	0	0	35	35	2	0	32	69	80	72	40	0	192
TOTAL	115	6	0	0	121	117	6	14	32	169	370	80	58	0	508

	STARTS: SEP 1992					COMPLETIONS: SEP 1992					UNDER CONSTRUCTION AT END OF SEP 1992				
	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL	SINGLE	DOUBLE	ROM	APT	TOTAL
METRO TORONTO															
ETOBICOKE,C	8	0	0	204	212	12	0	0	0	12	45	4	59	1,387	1,495
SCARBOROUGH,C	31	0	0	72	103	12	0	0	0	12	85	0	50	655	790
TORONTO,C	8	2	0	177	187	11	6	0	42	59	46	40	8	2,040	2,134
YORK,C	3	2	0	0	5	6	4	0	0	10	13	6	0	435	454
YORK EAST,B	1	0	0	0	1	0	1	0	0	0	12	0	0	0	11
YORK NORTH,C	16	2	0	238	256	18	0	0	0	18	314	2	61	1,845	2,222
TOTAL	67	6	0	691	764	59	10	0	42	111	515	52	178	6,461	7,206
YORK REGION															
AURORA,T	28	0	7	0	35	30	0	0	50	80	135	0	7	80	222
EAST GUILDFORD,T	1	0	0	0	1	1	0	0	0	1	18	0	9	0	27
GEORGINA,TMP	1	0	0	0	1	2	0	0	0	2	104	0	0	0	104
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KING,TMP	6	0	0	0	6	6	0	0	0	6	36	0	0	0	36
MARKHAM,T	144	0	0	0	144	28	0	0	0	28	358	0	18	100	456
NEWMARKET,T	22	0	0	0	22	35	0	0	0	35	233	0	48	119	400
RICHMOND HILL,T	62	2	74	24	162	101	0	0	0	101	342	2	74	24	442
VAUGHAN,C	87	0	0	0	87	76	0	32	0	108	347	0	28	492	867
WHITCHURCH-STOUFF,T	1	0	0	0	1	5	0	0	0	5	12	0	0	0	12
TOTAL	352	2	81	24	459	284	0	32	50	366	1,565	2	184	815	2,566
PEEL REGION															
BRAMPTON,C	100	4	26	0	130	351	136	21	120	628	702	76	172	334	1,284
CALEDON,T	73	0	0	0	73	51	0	0	29	80	96	0	0	30	126
MISSISSAUGA,C	97	4	136	123	360	287	6	25	0	318	939	112	692	1,693	3,436
TOTAL	270	8	162	123	563	689	142	46	149	1,026	1,757	188	864	2,057	4,846
OTHER AREAS															
AJAX,T	2	0	0	0	2	26	0	0	0	26	342	0	116	216	674
ALLIS/BEECH/TECUM/TOT,T	8	0	0	0	8	16	0	0	0	16	57	2	0	0	59
BRADFORD/W GUILDFORD,T	0	0	0	0	0	2	0	0	0	2	44	0	0	0	44
HALTON HILLS,T	7	0	0	0	7	5	0	0	0	5	75	0	0	10	85
MILTON,T	2	0	0	0	2	2	0	0	0	2	20	0	0	0	20
OAKVILLE,T	8	0	56	0	64	38	4	114	0	156	171	102	189	100	562
ORANGEVILLE,T	16	2	0	0	18	17	0	0	0	17	39	2	0	0	41
PICKERING,T	26	0	0	0	26	56	0	0	0	56	173	0	8	0	181
UXBRIDGE,TMP	7	0	0	0	7	31	0	0	0	31	31	0	0	0	31
TOTAL	76	2	56	0	134	193	4	114	0	311	952	106	313	326	1,697
TOTAL TORONTO CMA	765	18	299	838	1,920	1,225	156	192	241	1,814	4,769	348	1,539	9,659	16,315



# MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS BY CMA AND CA OVER 50,000+ AT COMPLETION OF: SEP 1992

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CENSUS METRO AREA	NON N. H. A.				N. H. A.				TOTAL			
	SINGLE		SEMI		SINGLE		SEMI		SINGLE		SEMI	
	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	MEDIAN PRICE (\$000'S)	UNITS	MEDIAN PRICE (\$000'S)	UNITS
HAMILTON	215	145	162	7	0	0	0	0	208	145	182	7
KITCHENER	212	282	145	43	172	3	0	0	200	285	145	43
LONDON	214	70	121	15	0	0	0	0	190	70	121	15
OSHAWA	208	108	145	11	147	3	0	0	190	111	146	11
OTTAWA	190	48	0	0	0	0	0	0	188	48	0	0
ST. CATHARINES	204	55	104	8	0	0	0	0	179	53	99	8
SUBURRY	182	77	136	10	0	0	0	0	160	77	145	10
THUNDER BAY	157	38	0	0	0	0	0	0	155	38	0	0
TORONTO	297	1,280	186	151	201	3	0	0	257	1,283	181	151
MINISOR	182	128	109	8	0	0	0	0	157	128	110	8

Canada Mortgage  
and Housing  
Corporation



Société canadienne  
d'hypothèques et  
de logement

## ONTARIO OFFICES

### ONTARIO REGIONAL OFFICE

Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2004**

### BRANCH AND LOCAL OFFICES

#### BARRIE

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

#### HAMILTON

350 King Street East  
Suite 202  
Hamilton, Ontario  
L8N 3R3

**Tel.: (416) 572-2451**  
**Fax: (416) 572-2413**

#### KINGSTON

P.O. Box 730  
295 King Street East  
Suite 300  
Kingston, Ontario  
K7L 4X6

**Tel.: (613) 545-8040**  
**Fax: (613) 545-8036**

#### KITCHENER

Commerce House  
50 Queen Street North  
Suite 480  
Kitchener, Ontario  
N2H 6K8

**Tel.: (519) 571-6666**  
**Fax: (519) 743-5974**

#### LONDON

285 King Street  
4th Floor  
London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

#### NORTH BAY

593 Main Street East  
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**CMHC** Helping to  
house Canadians

**Canada**

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**ONTARIO HOUSING  
MARKET REPORT**

**OCTOBER 1992**







## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of six (6) large Branch Offices and ten (10) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1991 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the Housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.



# Ontario

## Housing Market Report

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Canada Mortgage and Housing Corporation  
Ontario Regional Office  
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### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back cover for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

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## ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

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### New Home Construction

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Ontario's October urban housing starts decreased nearly 19 per cent to 42,000 at a seasonally adjusted rate (SAAR) from 51,000 in September. Actual construction starts were 13 per cent lower this October than in October 1991, but Ontario's housing starts were still seven per cent ahead of last year on a year to date basis.

The decline has resulted mainly from a drop in government assisted housing. October's 832 assisted units started compare to an average monthly rate of over 1,500 homes to the end of September. Partially offsetting this decline was an increase in single home starts for the second consecutive month (SAAR). The new single home construction increase was in response to rising sales of existing homes, where purchasers were encouraged by increased affordability.

### October's key numbers and highlights:

- 3,678 new dwelling units were started in urban Ontario in October 1992. This was 13 per cent lower than the 4,201 units started in October 1991. Single Detached Starts (2,101 Units) rose five per cent and All Other Starts (1,577 units) fell 28 per cent from last year.
- Urban Canada reported 11,741 units started in October, a decrease of 17 per cent from the 14,068 units started in the same month last year. Singles (6,347 units) fell six per cent and All Other Types (5,394 units) fell 26 per cent.
- On a seasonally adjusted basis, the annual rate of starts in October and September 1992 were 42,000 and 51,000 units respectively, while in October and September 1991 they were 48,000 and 61,000 units respectively.
- In Urban Canada, the corresponding figures were 134,000 and 150,000 units for October and September 1992 respectively, and 162,000 and 146,000 units for October and September 1991 respectively.

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### Existing Home Market

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The average price of Ontario's homes sold through the Multiple Listing Service (MLS<sup>\*</sup>) has stabilized. Rising Ontario sales and declines in new listings caused September's average MLS price to grow very modestly. In Toronto, where despite rising sales the supply of new listings did not fall, seasonally adjusted MLS price continued to sink.

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### Ontario's Economy

---

Ontario's employment inched up. Job increases in the 45 to 64 year age bracket pushed September's seasonally adjusted employment level up by 9,000 jobs to

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\* Multiple Listing Service (MLS) is a registered certification mark of The Canadian Real Estate Association.



4,698,000. The modest employment rise followed August's new low of 4,689,000. The under 45 age group continued to lose jobs.

### Ontario employment inched up in September



Source of data: Canadian Socio-Economic Information Management System

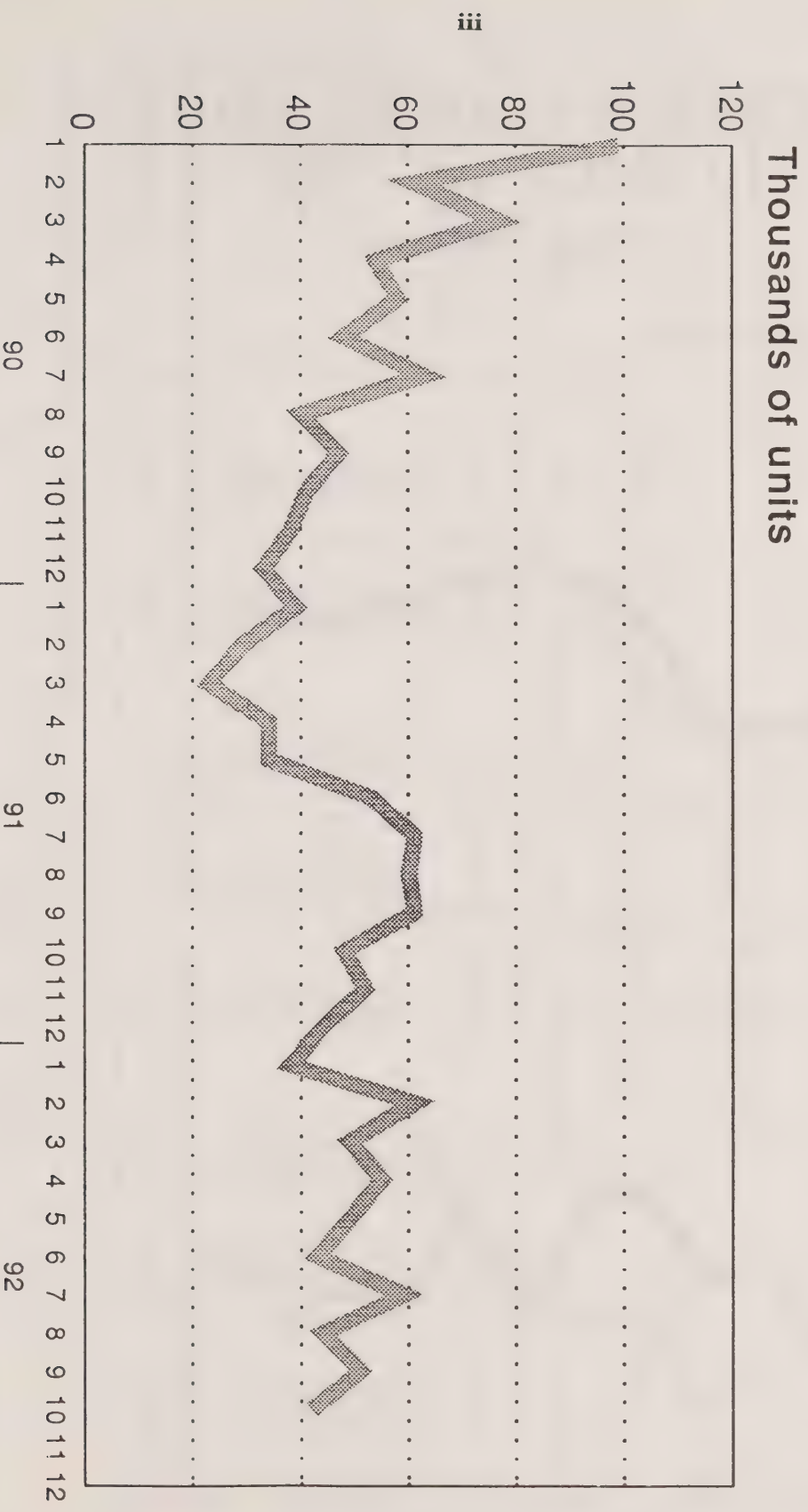
Consumer and business confidence are improving. The Conference Board of Canada's Ontario Index of Consumer Attitudes has increased modestly to 81.1 per cent from 77.6 in the second quarter (and from a low of 66.5 per cent in the fourth quarter of last year). Moderate improvements of Ontario business confidence are evident from the Canadian Survey of Manufacturing Industries. Seasonal adjustment of the survey data has revealed that the proportion of responses which indicated new order levels are rising increased to 23.0 per cent from 10.9 per cent last quarter. Similarly, the proportion of respondents who expect production to rise has increased to 41.5 per cent in the third quarter from a low of 15.2 per cent in the first quarter of this year.

### New Publications

CMHC is now offering six new renovation market publications. Five are regional and one is national. They feature: recent trends in renovation spending; homeowner renovation markets; how the renovation dollar is spent; who spends most on renovation (a profile); renovation spending by province with reference to Census Metropolitan Areas. These publications can be ordered from:

Canadian Communications Group  
 45 Sacre Coeur Blvd.  
 Hull PQ K1A 9Z9  
 Phone (819) 956-4802 or Fax (819) 994-1498

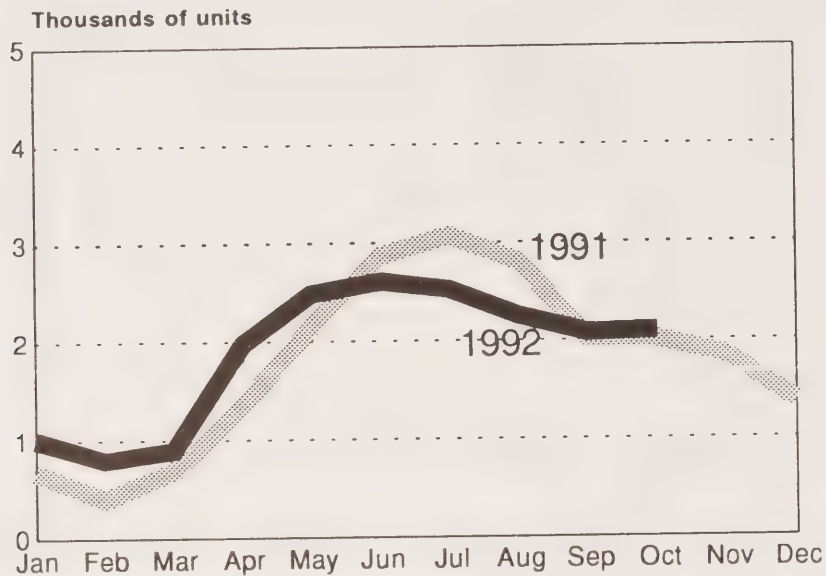
# Ontario housing starts October 1992



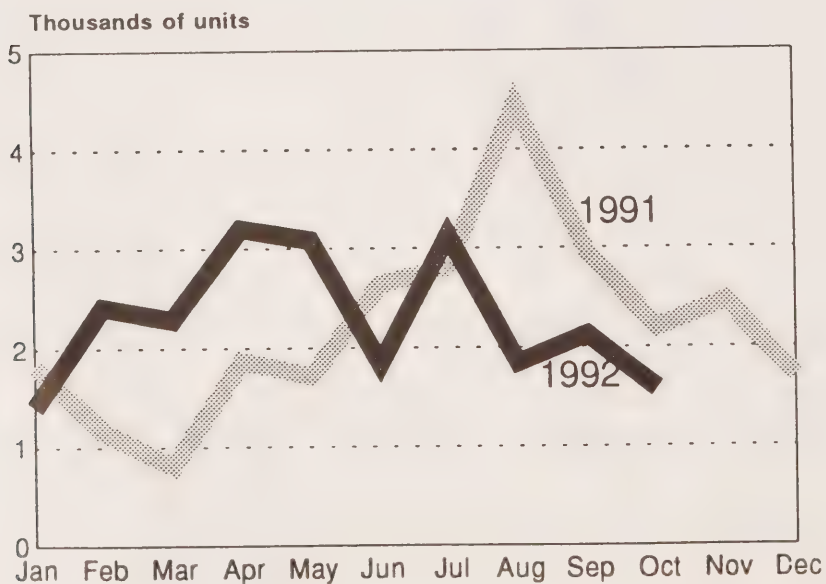
CMHC

# Ontario housing starts to October 1992

## single detached



## multiple dwellings



# Comparison of urban starts between the first ten months of 1991 and 1992:

## Year-to-date October 1992

	SINGLE DETACHED			ALL OTHER TYPES			TOTAL		
	1991	1992	% Change	1991	1992	% Change	1991	1992	% Change
JANUARY-OCTOBER									
URBAN ONTARIO	18,018	18,694	4	20,741	22,870	10	38,759	41,564	7
URBAN CANADA	55,685	59,473	7	51,849	58,382	13	107,534	117,855	10
CENSUS MET. AREAS									
Hamilton	655	984	50	1,470	1,259	-14	2,125	2,243	6
Kitchener	597	830	39	1,113	1,063	-4	1,710	1,893	11
London	553	697	26	1,231	1,543	25	1,784	2,240	26
Oshawa	1,185	1,185	0	991	1,233	24	2,176	2,001	-8
Ottawa(Ont)	1,546	1,993	29	2,166	2,766	28	3,712	4,759	28
St. Caths. Mag.	448	514	15	760	929	22	1,208	1,443	19
Sudbury	457	450	-2	1,036	621	-40	1,493	1,071	-28
Thund. Bay	241	297	23	418	196	-53	659	493	-25
Toronto	8,149	7,454	-9	7,958	10,272	29	16,107	17,726	10
Windsor	677	900	33	405	242	-40	1,082	1,142	6
TOTAL METRO	14,508	14,887	3	17,548	19,124	9	32,056	34,011	6
OTHER URBAN	3,510	3,807	8	3,193	3,746	17	6,703	7,553	13

Urban centres with a population of 10,000 persons or more.



# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE AND TENURE (INTENDED MARKET) MONTH & YEAR TO DATE - ONTARIO

STARTS: OCT 1992

COMPLETIONS: OCT 1992

UNDER CONSTRUCTION  
AT END OF OCT 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOOWNER	2,083	176	239	2	2,500	2,636	222	502	2	3,362	9,444	813	865	6	11,128
RENTAL	0	10	346	393	749	0	10	614	899	1,523	5	40	1,669	10,620	12,324
CONDO	18	0	174	52	244	6	2	241	50	289	19	10	1,130	2,564	3,723
CO-OP	0	0	75	110	185	0	16	252	263	531	0	50	910	2,746	3,706
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5
TOTAL URBAN ONT	2,101	186	834	587	3,678	2,642	250	1,609	1,214	5,715	8,468	913	4,578	15,926	30,896

STARTS: YTD OCT 1992

COMPLETIONS: YTD OCT 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOOWNER	18,667	1,943	2,417	4	22,931	20,420	1,587	2,474	7	24,488
RENTAL	9	94	2,638	9,126	11,867	25	124	3,198	8,995	12,342
CONDO	26	4	1,545	1,135	2,710	29	14	1,733	4,033	5,809
CO-OP	0	66	1,239	2,730	4,035	0	22	1,691	1,222	2,936
UNKNOWN	0	0	5	24	29	0	0	0	0	0
TOTAL URBAN ONT	18,702	2,007	7,844	13,018	41,572	20,474	1,747	8,086	14,257	45,574

Note: Rental includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY CMA, CA AND REGIONAL MUNICIPALITY

STARTS: YTD OCT 1992

COMPLETIONS: YTD OCT 1992

UNDER CONSTRUCTION  
AT END OF OCT 1992

CENSUS METRO AREAS	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HAMILTON	984	26	835	398	2,243	961	44	514	731	2,250	418	6	551	410	1,385
KITCHENER	830	292	408	363	1,883	927	284	701	417	2,329	279	64	281	982	1,505
LONDON	697	128	285	130	1,240	724	114	812	494	2,144	233	56	219	299	807
OSHAWA	768	96	495	642	2,001	1,118	102	464	550	2,234	383	32	318	664	1,387
OTTAWA	1,993	74	1,310	1,382	4,759	1,984	76	1,297	1,694	5,051	618	43	349	1,091	2,101
ST. CATHARINES	514	86	493	350	1,443	611	100	272	491	1,474	253	32	410	459	1,184
SUDBURY	450	88	164	369	1,071	475	85	253	590	1,403	155	14	177	386	750
THUNDER BAY	297	34	60	102	493	282	33	128	265	708	183	14	6	198	401
TORONTO	7,454	560	2,034	7,678	17,726	8,424	394	2,667	7,557	19,042	4,506	294	1,321	9,183	15,304
WINDSOR	900	116	90	36	1,142	792	68	252	234	1,246	392	70	40	0	502
CENSUS AGGLOMERATES															
BARRIE	605	0	231	188	1,024	885	6	322	20	1,233	315	2	48	168	533
BELLEVILLE	175	2	147	29	353	158	8	34	96	296	87	0	147	0	234
BRANTFORD	266	46	92	150	554	214	44	208	91	587	112	26	21	178	337
CORNWALL	64	34	57	8	183	57	36	69	6	188	48	20	57	8	133
GUELPH	271	2	438	139	850	338	4	296	204	842	65	0	144	395	804
KINGSTON	288	112	81	156	637	296	100	125	262	783	149	46	45	285	825
NORTH BAY	119	60	90	173	442	115	63	200	46	424	62	50	88	161	381
PETERBOROUGH	155	4	0	6	165	155	2	8	66	231	102	2	47	30	181
SARNIA	132	10	85	30	257	147	10	0	0	157	41	2	85	226	354
SAULT STE MARIE	81	8	0	221	310	57	4	8	0	69	56	4	0	213	273
OTHER ONT AREAS*	1,651	229	449	469	2798	1,721	170	456	443	2,790	1,011	118	225	600	1,954
URBAN ONTARIO*	18,694	2,007	7,844	13,019	41,564	20,441	1,747	9,086	14,237	45,631	9,468	913	4,579	15,928	30,995
URBAN CANADA*	59,473	7,665	15,800	34,917	117,855	60,096	7,966	17,167	37,540	122,769	25,706	3,156	9,047	33,153	71,062

\* Urban centres with a population of 10,000 persons or more.



STARTS: OCT 1992

COMPLETIONS: OCT 1992

UNDER CONSTRUCTION  
AT END OF OCT 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER, T	8	0	3	0	11	9	0	0	0	9	29	0	3	0	32
BURLINGTON, C	21	0	0	0	21	10	2	42	0	54	79	2	210	205	496
DUNDAS, T	1	0	35	0	36	7	0	0	0	7	17	0	58	0	75
FLAMBOROUGH, TWP	27	0	0	0	27	18	0	0	0	18	77	0	0	0	77
GLANBROOKE, TWP	22	0	0	0	22	5	0	0	0	5	43	0	0	24	67
GRIMSBY, T	5	0	0	0	5	3	0	0	0	3	33	4	8	0	45
HAMILTON, C	14	0	0	0	14	8	0	62	0	70	68	0	163	181	412
STONE CREEK, C	21	0	22	0	43	28	0	52	0	80	72	0	109	0	181
<b>TOTAL</b>	<b>119</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>179</b>	<b>88</b>	<b>2</b>	<b>156</b>	<b>0</b>	<b>246</b>	<b>418</b>	<b>6</b>	<b>551</b>	<b>410</b>	<b>1,385</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE, C	35	2	98	0	135	54	6	0	0	60	66	18	155	236	475
DUMFRIES NORTH, TWP	0	0	0	0	0	17	0	0	0	17	5	0	8	0	18
KITCHENER, C	61	12	80	0	153	48	18	14	0	80	137	34	118	553	842
WATERLOO, C	20	2	0	0	22	20	6	50	0	76	63	12	0	193	268
WOOLWICH, TWP	2	0	0	0	2	6	0	0	0	6	8	0	0	0	8
<b>TOTAL</b>	<b>118</b>	<b>18</b>	<b>178</b>	<b>0</b>	<b>312</b>	<b>145</b>	<b>20</b>	<b>64</b>	<b>0</b>	<b>239</b>	<b>278</b>	<b>64</b>	<b>281</b>	<b>982</b>	<b>1,606</b>
<b>LONDON CMA</b>															
BELMONT, VIL	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2
DELAWARE, TWP	0	0	0	0	0	12	0	0	0	12	5	0	0	0	5
DORCHESTER NORTH, TWP	3	0	0	0	3	0	0	0	0	0	22	0	0	0	22
LOBO, TWP	0	0	0	0	0	2	0	0	0	2	5	0	0	0	5
LONDON, C	55	12	7	0	74	71	10	36	0	117	156	42	198	295	681
MISSOURI WEST, TWP	1	0	0	0	1	0	0	0	0	0	10	0	0	0	10
PORT STANLEY, VIL	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
ST THOMAS, C	0	0	0	0	0	4	0	0	0	4	1	0	21	4	22
SOUTHWOLD, TWP	4	6	0	0	10	5	2	67	0	74	9	12	0	0	25
WESTMINSTER, T	0	0	0	0	0	1	0	0	0	1	3	0	0	0	3
YARMOUTH, TWP	1	0	0	0	1	3	0	0	0	3	6	0	0	0	6
<b>TOTAL</b>	<b>83</b>	<b>20</b>	<b>7</b>	<b>0</b>	<b>96</b>	<b>103</b>	<b>12</b>	<b>103</b>	<b>0</b>	<b>218</b>	<b>223</b>	<b>56</b>	<b>219</b>	<b>299</b>	<b>807</b>

STARTS: OCT 1992

COMPLETIONS: OCT 1992

UNDER CONSTRUCTION  
AT END OF OCT 1992

	OSHAWA CMA																			
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
NEWCASTLE,T	44	0	13	14	71	37	0	66	0	103	171	0	120	14	305					
OSHAWA,C	9	14	0	76	99	9	2	0	0	11	71	32	77	455	635					
WHITBY,T	24	0	13	0	37	17	0	0	0	17	141	0	121	195	457					
TOTAL	77	14	26	90	207	63	2	66	0	131	383	32	318	684	1,397					
OTTAWA CMA																				
CLARENCE,TWP	23	0	0	0	23	31	0	0	0	31	48	0	0	0	48					
CUMBERLAND,TWP	16	0	0	0	16	48	0	37	0	85	59	0	25	0	84					
GLOUCESTER,C	26	0	77	0	103	79	2	52	0	133	55	0	94	0	149					
GOULBOURNE,TWP	27	0	11	0	38	44	0	17	0	61	48	10	11	0	59					
KANATA,C	35	0	78	0	113	78	0	93	45	216	48	10	70	0	128					
NEPEAN,C	37	0	24	0	61	41	0	180	0	221	86	0	114	190	290					
OSGOODE,TWP	14	0	0	0	14	24	0	0	0	24	74	6	4	0	84					
OTTAWA,C	25	0	6	0	31	51	4	34	70	159	74	15	28	901	1,018					
RIDEAU,TWP	10	0	0	0	10	22	0	0	0	22	31	0	0	0	31					
ROCKCLIFFE PARK,VIL	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5					
ROCKLAND,T	8	10	0	0	18	16	20	0	3	39	7	2	0	0	9					
VANIER,C	0	0	0	0	0	0	0	0	0	0	1	0	3	0	4					
WEST CARLETON,TWP	18	0	0	0	18	27	0	0	0	27	82	0	0	0	82					
TOTAL	243	10	186	0	447	461	26	413	118	1,018	616	43	346	1,097	2,101					
ST. CATHARINES CMA																				
FORT ERIE,T	15	0	0	0	15	16	0	0	0	16	38	0	0	0	38					
LINCOLN,T	6	2	0	0	8	4	0	0	0	4	20	4	25	0	49					
NIAGARA-FALLS,C	17	0	0	0	17	16	6	6	0	28	47	6	32	222	307					
NIAGARA-ON-THE-LAKE,T	5	0	0	0	5	4	0	0	0	4	15	0	0	14	29					
PELHAM,T	11	0	0	4	15	6	0	8	0	14	34	0	0	12	46					
PORT COLBOURNE,C	0	0	0	0	0	2	0	0	0	2	9	0	0	0	9					
ST. CATHARINES,C	9	0	0	0	9	23	0	0	0	23	26	4	324	211	565					
THOROLD,C	3	0	0	0	3	6	0	0	0	6	13	4	18	0	35					
WAINFLEET,TWP	7	0	0	0	7	3	0	0	0	3	13	0	0	0	13					
WELLAND,C	11	4	0	0	15	15	2	0	12	29	38	14	11	0	63					
TOTAL	84	6	0	4	94	95	8	14	12	129	253	32	410	489	1,194					



STARTS: OCT 1992

COMPLETIONS: OCT 1992

UNDER CONSTRUCTION  
AT END OF OCT 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKEL CENTRE, T	0	0	0	0	0	0	0	0	0	0	21	2	0	0	23
ONAPING FALLS, T	0	0	0	0	0	0	0	0	0	0	7	0	0	0	7
RAVENSIDE-BALFOUR, T	4	0	0	0	4	12	4	0	0	16	14	8	0	0	22
SUDBURY, T	9	10	26	20	65	25	6	0	48	79	48	20	152	378	598
VALLEY EAST, T	5	0	0	0	5	10	0	33	7	50	52	2	25	8	87
WALDEN, T	0	0	0	0	0	4	0	0	0	4	13	0	0	0	13
<b>TOTAL</b>	<b>18</b>	<b>10</b>	<b>26</b>	<b>20</b>	<b>74</b>	<b>51</b>	<b>10</b>	<b>33</b>	<b>55</b>	<b>149</b>	<b>125</b>	<b>32</b>	<b>177</b>	<b>386</b>	<b>750</b>
<b>THUNDER BAY CMA</b>															
COMBEE, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING, TWP	4	0	0	0	4	2	0	0	0	2	6	0	0	0	6
O'CONNOR, TWP	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
OLIVER, TWP	8	0	0	0	8	11	0	0	0	11	11	0	0	0	11
PAIPOONGE, TWP	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
SHUNIAH, TWP	2	0	0	0	2	4	0	0	0	4	10	0	0	0	10
THUNDER BAY, C	27	4	0	0	31	27	2	24	136	189	150	14	6	198	398
<b>TOTAL</b>	<b>43</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>44</b>	<b>2</b>	<b>24</b>	<b>136</b>	<b>206</b>	<b>183</b>	<b>14</b>	<b>6</b>	<b>198</b>	<b>401</b>
<b>WINDSOR CMA</b>															
ALERDON, TWP	4	0	0	0	4	2	0	0	0	2	16	0	0	0	18
BELLE RIVER, T	0	0	0	0	0	1	0	0	0	1	3	0	0	0	3
COLCHESTER NORTH, TWP	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
ESSEX, T	2	0	0	0	2	1	0	0	0	1	14	0	0	0	14
MAIDSTONE, TWP	19	0	0	0	19	9	0	0	0	9	81	0	0	0	81
ROCHESTER, TWP	4	0	0	0	4	2	0	0	0	2	9	0	0	0	9
ST CLAIR BEACH, VIL	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
SANDWICH SOUTH, TWP	11	0	0	0	11	12	0	0	0	12	42	0	0	0	42
SANDWICH WEST, TWP	32	0	0	0	32	27	0	0	0	27	105	0	0	0	105
TECUMSEH, T	20	6	0	0	26	12	4	18	0	34	41	10	0	0	51
WINDSOR, C	27	6	0	0	33	30	0	0	0	48	77	60	40	0	177
<b>TOTAL</b>	<b>119</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>131</b>	<b>97</b>	<b>22</b>	<b>18</b>	<b>0</b>	<b>137</b>	<b>392</b>	<b>70</b>	<b>40</b>	<b>0</b>	<b>502</b>

STARTS: OCT 1992      COMPLETIONS: OCT 1992      UNDER CONSTRUCTION  
AT END OF OCT 1992

METRO TORONTO	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
ETOBICOKE,C	5	0	0	0	5	8	2	0	80	90	42	2	59	1,307	1,410					
SCARBOROUGH,C	20	0	0	0	20	8	0	0	0	8	97	0	50	655	802					
TORONTO,C	4	4	0	0	8	2	4	4	2	12	47	40	4	1,905	1,986					
YORK,C	1	0	0	0	1	1	2	0	0	3	13	4	0	435	452					
YORK EAST,B	0	0	0	0	0	6	0	0	0	6	6	2	0	99	107					
YORK NORTH,C	41	0	0	150	191	18	0	0	160	178	337	2	61	1,835	2,228					
TOTAL	71	4	0	150	225	43	8	4	242	297	542	50	174	8,256	7,002					
YORK REGION																				
AURORA,T	18	0	0	0	18	13	0	0	0	13	140	0	7	80	227					
EAST GWILMBURY,T	2	0	0	0	2	7	0	0	0	7	13	0	9	0	22					
GEOGINA,TWP	91	0	0	0	91	13	0	0	0	13	182	0	0	0	182					
GEOGINA ISL 331.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
KING,TWP	7	0	0	0	7	1	0	0	0	1	42	0	0	0	0					
MARKHAM,T	30	0	8	0	38	66	0	0	100	168	302	0	26	0	328					
NEWMARKET,T	53	0	82	99	234	82	0	0	0	82	204	0	130	218	552					
RICHMOND HILL,T	34	0	0	0	34	33	0	0	0	33	342	2	74	24	442					
VAUGHAN,C	48	0	0	30	78	36	0	28	65	129	360	0	0	457	817					
WHITCHURCH-STOUFF,T	5	0	0	0	5	0	0	0	0	0	17	0	0	0	17					
TOTAL	288	0	90	129	507	251	8	28	155	444	1,502	2	246	779	2,529					
PEEL REGION																				
BRAMPTON,C	6	0	8	0	14	290	18	31	0	339	418	58	149	334	958					
CALEDON,T	46	0	0	0	46	32	0	0	0	32	110	0	0	30	140					
MISSISSAUGA,C	146	24	49	0	219	190	8	202	0	400	895	128	539	1,693	3,255					
TOTAL	198	24	57	0	279	512	26	233	0	771	1,423	186	688	2,057	4,354					
OTHER AREAS																				
AJAX,T	2	0	0	15	17	15	0	66	130	211	329	0	50	101	480					
ALLIST/BEETON/TECUM/TOTTEN,T	0	0	0	0	0	6	0	0	0	6	51	2	0	0	58					
BRADFORD/WEST GWILMBURY,T	0	0	0	0	0	15	0	0	0	15	29	0	0	0	29					
HALTON HILLS,T	7	0	0	0	7	9	0	0	0	9	73	0	0	10	83					
MLTON,T	1	0	0	0	1	3	0	0	0	3	18	0	0	0	18					
OAKVILLE,T	80	0	0	0	80	76	50	34	100	280	175	52	155	0	382					
ORANGEVILLE,T	12	0	0	0	12	12	0	0	0	12	39	2	0	0	41					
PICKERING,T	25	0	0	0	25	33	0	0	0	32	165	0	8	0	173					
UXBRIDGE,TWP	30	0	0	0	30	1	0	0	0	1	60	0	0	0	60					
TOTAL	157	0	0	15	172	176	50	100	230	550	839	56	213	111	1,319					
TOTAL TORONTO CMA																				
	714	28	147	294	1,183	876	84	365	837	2,062	4,506	294	1,321	8,183	15,504					

**MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS**  
**BY CMA AND CA OVER 50,000+**  
**AT COMPLETION OF: OCT 1992**

	NON N.H.A.				N.H.A.				TOTAL			
	SINGLE		SEMI		SINGLE		SEMI		SINGLE		SEMI	
	AVERAGE PRICE (\$'000'S)	UNITS	AVERAGE PRICE (\$'000'S)	UNITS	AVERAGE PRICE (\$'000'S)	UNITS	AVERAGE PRICE (\$'000'S)	UNITS	AVERAGE PRICE (\$'000'S)	UNITS	AVERAGE PRICE (\$'100'S)	UNITS
CENSUS METRO AREA  HAMILTON KITCHENER LONDON OSHAWA OTTAWA ST. CATHARINES SUDBURY THUNDER BAY TORONTO WINDSOR	213	84	168	9	0	0	0	0	194	84	182	9
	200	137	145	29	0	0	0	0	185	137	145	29
	227	98	134	13	0	0	0	0	195	98	119	13
	198	63	157	3	141	1	0	0	183	64	146	3
	202	447	116	15	0	0	0	0	190	447	113	15
	186	104	132	6	0	0	0	0	169	104	131	6
	164	33	142	14	0	0	0	0	160	33	165	14
	162	43	0	0	0	0	0	0	175	43	0	0
	296	1,003	186	80	0	0	0	0	266	1,003	185	80
	191	94	107	11	0	0	0	0	158	94	107	11



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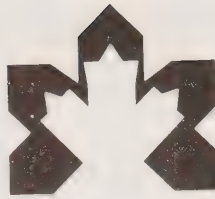
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Canada Mortgage  
and Housing  
Corporation



Société canadienne  
d'hypothèques et  
de logement

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ONTARIO HOUSING  
MARKET REPORT

NOVEMBER 1992



# Ontario

## Housing Market Report

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Canada Mortgage and Housing Corporation  
Ontario Regional Office  
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M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

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# ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

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## New Home Construction

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Ontario's November urban housing starts increased by more than a fifth to 51,000 at a Seasonally Adjusted Annual Rate (SAAR) from 42,000 SAAR in October. Actual urban construction starts between January and November 1992 were six per cent ahead of the same period last year.

Two areas of Ontario's private market housing construction activity continued to show strength in November. Single detached homes increased for the second consecutive month on a seasonally adjusted basis. The number of private starts of more affordable housing types such as semi-detached and row housing remained steady near the 800 home level. The increase in new home construction was in response to rising sales of existing homes. Higher resales, prompted by increased affordability, have permitted some move-up buyers to purchase new homes.

A decline in the construction of multiple homes resulted from a slowdown in construction of government assisted housing starts. November's 483 assisted units started compare to October's year-to-date average monthly rate of over 1,445 assisted homes.

### November's key numbers and highlights:

- 4,155 new dwelling units were started in urban Ontario in November 1992. This was three per cent lower than the 4,296 units started in November 1991. Single detached starts (2,233 units) rose 22 per cent and all other starts (1,922 units) fell 22 per cent from last year.
- Urban Canada reported 11,794 units started in November, a decrease of four per cent from the 12,340 units started in the same month last year. Singles (6,267 units) rose seven per cent and All Other Types (5,527 units) fell 15 per cent.
- On a seasonally adjusted basis, the annual rate of starts in November and October 1992 were 51,000 and 42,000 units respectively, while in November and October 1991 they were 52,000 and 48,000 units respectively.
- In Urban Canada, the corresponding figures were 144,000 and 134,000 units for November and October 1992 respectively, and 149,000 and 162,000 units for November and October 1991 respectively.

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## Existing Home Market

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November's Multiple Listing Service (MLS<sup>\*</sup>) home prices demonstrated modest weakness. Ontario sales through the MLS, which have been gaining strength throughout 1992, are showing signs of slower growth. Sales trends have turned in five of Ontario's ten CMAs (London, Oshawa, St Catharines, Sudbury and Windsor). Rising Ontario sales and declines in new listings kept average MLS price stable throughout most of this year, but

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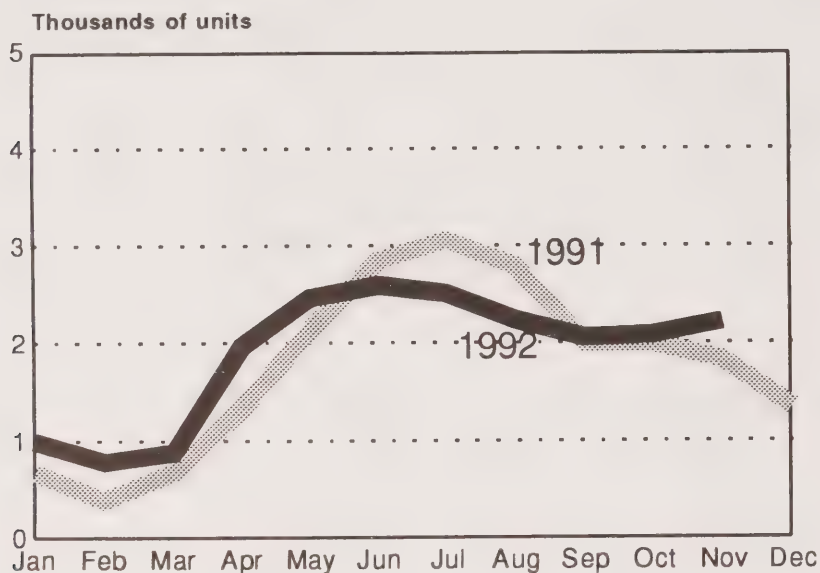
\* Multiple Listing Service (MLS) is a registered certification mark of The Canadian Real Estate Association.



# Ontario housing starts to November 1992

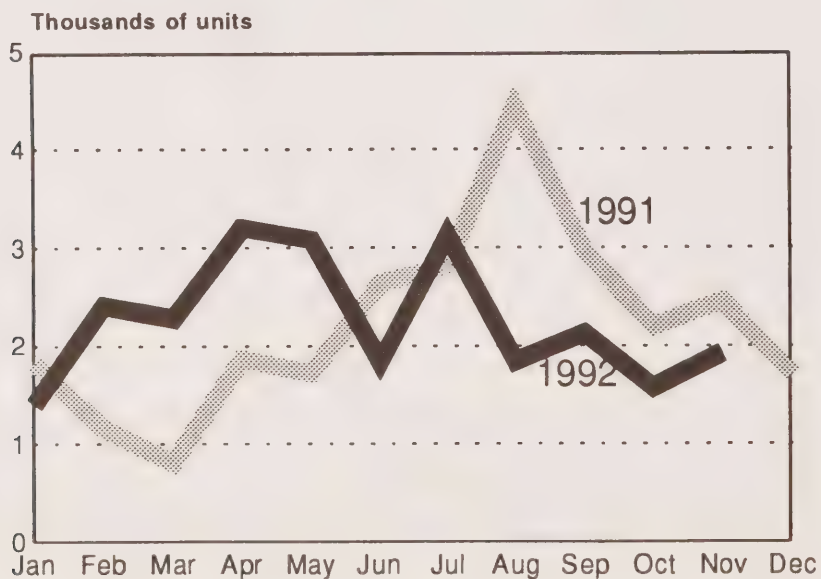
## single detached

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## multiple dwellings

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**CMHC**  
raw data

# Comparison of starts between the first 11 months of 1991 and 1992:

Year-to-date November 1992

	SINGLE DETACHED			ALL OTHER TYPES			TOTAL		
	1991	1992	% Change	1991	1992	% Change	1991	1992	% Change
<b>JANUARY-NOVEMBER</b>									
<b>CENSUS MET. AREAS</b>									
HAMILTON	711	1,161	63	1,607	1,383	-14	2,318	2,544	10
KITCHENER	641	955	49	1,267	1,126	-11	1,908	2,081	9
LONDON	623	767	23	1,443	721	-50	2,066	1,488	-28
OSHAWA	1,269	862	-32	1,133	1,276	13	2,402	2,138	-11
OTTAWA (ONT)	1,725	2,251	30	2,384	3,176	33	4,109	5,427	32
ST. CATHS. NIAGARA	508	599	18	778	941	21	1,286	1,540	20
SUDBURY	500	523	5	1,188	691	-42	1,688	1,214	-28
THUNDER BAY	276	340	23	422	200	-53	698	540	-23
TORONTO	8,933	8,250	-8	8,876	11,096	25	17,809	19,346	9
WINDSOR	756	1,010	34	475	246	-48	1,231	1,256	2
<b>TOTAL METRO</b>	<b>15,942</b>	<b>16,718</b>	<b>5</b>	<b>19,573</b>	<b>20,856</b>	<b>7</b>	<b>35,515</b>	<b>37,574</b>	<b>6</b>
<b>OTHER URBAN</b>	<b>3,917</b>	<b>4,209</b>	<b>7</b>	<b>3,623</b>	<b>3,936</b>	<b>9</b>	<b>7,540</b>	<b>8,145</b>	<b>8</b>
<b>URBAN ONTARIO</b>	<b>19,859</b>	<b>20,927</b>	<b>5</b>	<b>23,196</b>	<b>24,792</b>	<b>7</b>	<b>43,055</b>	<b>45,719</b>	<b>6</b>
<b>URBAN CANADA</b>	<b>61,539</b>	<b>65,740</b>	<b>7</b>	<b>58,335</b>	<b>63,909</b>	<b>10</b>	<b>119,874</b>	<b>129,649</b>	<b>8</b>

Urban centres with a population of 10,000 persons or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION

BY TYPE AND TENURE (INTENDED MARKET)

MONTH & YEAR TO DATE - ONTARIO

STARTS: NOV 1992

COMPLETIONS: NOV 1992

UNDER CONSTRUCTION  
AT END OF NOV 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	2,233	302	362	0	2,897	2,172	208	219	2	2,601	9,503	905	1,023	4	11,435
RENTAL	0	4	76	1,073	1,153	0	16	142	777	935	5	28	1,626	11,061	12,720
CONDO	0	2	74	8	84	1	0	212	109	322	18	12	933	2,323	3,286
CO-OP	0	0	21	0	21	0	50	265	99	414	0	0	677	2,647	3,324
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL URBAN ONT	2,233	308	533	1,081	4,155	2,173	274	838	987	4,272	9,526	945	4,259	16,035	30,765

STARTS: YTD NOV 1992

COMPLETIONS: YTD NOV 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	20,900	2,145	2,779	4	25,828	22,592	1,795	2,693	9	27,089
RENTAL	9	98	2,714	10,199	13,020	25	140	3,340	9,772	13,277
CONDO	26	6	1,619	1,143	2,794	30	14	1,945	4,142	6,131
CO-OP	0	66	1,260	2,730	4,056	0	72	1,956	1,321	3,349
UNKNOWN	0	0	5	24	29	0	0	0	0	0
TOTAL URBAN ONT	20,935	2,315	8,377	14,100	45,727	22,647	2,021	9,934	15,244	49,846

Note: Rental Includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units.



# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION

## BY CMA, CA AND REGIONAL MUNICIPALITY

STARTS: YTD NOV 1992

COMPLETIONS: YTD NOV 1992

UNDER CONSTRUCTION  
AT END OF NOV 1992

CENSUS METRO AREA	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HAMILTON	1,161	26	866	491	2,544	1,073	46	640	731	2,490	486	4	456	503	1,449
KITCHENER	955	318	415	393	2,081	999	312	759	797	2,867	332	62	230	632	1,256
LONDON	767	140	340	241	1,488	808	128	841	494	2,271	217	52	245	410	924
OSHAWA	862	110	524	642	2,138	1,190	108	483	649	2,430	405	40	302	589	1,336
OTTAWA	2,251	80	1,450	1,646	5,427	2,174	90	1,383	1,694	5,341	685	35	403	1,355	2,478
ST. CATHARINES	599	94	497	350	1,540	670	108	422	550	1,750	279	32	275	400	986
SUDBURY	523	100	164	427	1,214	520	87	253	594	1,454	183	42	177	440	842
THUNDER BAY	340	38	60	102	540	332	41	128	347	848	175	10	6	116	307
TORONTO	8,250	726	2,261	8,109	19,346	9,222	472	2,925	7,754	20,373	4,501	382	1,290	9,538	15,711
WINDSOR	1,010	120	90	36	1,255	881	128	252	234	1,495	412	14	40	0	466
CENSUS AGGLOMERATES															
BARRIE	656	0	231	188	1,075	977	6	322	20	1,325	277	2	48	168	495
BELLEVILLE	195	2	147	40	384	172	8	34	96	310	94	0	147	11	252
BRANTFORD	293	64	92	150	599	230	44	226	91	591	123	44	3	178	348
CORNWALL	73	42	57	8	180	67	50	69	6	182	47	14	57	8	126
GUELPH	309	2	442	139	892	388	4	341	241	974	53	0	103	218	374
KINGSTON	309	114	113	162	698	328	106	125	262	821	138	42	77	291	548
NORTH BAY	127	60	90	221	498	131	75	200	46	452	54	38	88	209	389
PETERBOROUGH	181	4	0	6	191	173	4	8	66	251	110	0	47	30	187
SARNIA	159	14	85	36	294	159	12	41	30	242	56	4	44	202	306
SAULT STE MARIE	90	8	0	221	319	75	8	8	2	93	47	0	0	211	258
OTHER ONT AREAS*	1,817	253	453	492	3,015	2,045	184	464	540	3,233	852	128	221	526	1,727
URBAN ONTARIO*	20,927	2,315	8,377	14,100	45,719	22,614	2,021	9,924	15,244	49,803	9,526	945	4,259	16,035	30,765
URBAN CANADA*	65,740	8,615	17,202	38,092	129,649	66,273	8,657	18,690	39,901	133,521	25,785	3,411	8,939	33,933	72,068

\* Urban centres with a population of 10,000 persons or more.

## STARTS: NOV 1992

## COMPLETIONS: NOV 1992

UNDER CONSTRUCTION  
AT END OF NOV 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER, T	4	0	20	0	24	4	0	0	0	4	29	0	23	0	52
BURLINGTON, C	22	0	3	0	25	25	2	118	0	145	77	0	95	205	377
DUNDAS, T	7	0	0	0	7	4	0	0	0	4	20	0	58	0	78
FLAMBOROUGH, TWP	19	0	0	0	19	17	0	0	0	17	79	0	0	0	79
GLANBROOKE, TWP	4	0	0	0	4	0	0	0	0	0	47	0	0	24	71
GRIMSBY, T	0	0	0	0	0	2	0	0	0	2	31	4	8	0	43
HAMILTON, C	98	0	0	0	98	35	0	8	0	43	131	0	155	181	467
STONE CREEK, C	23	0	8	93	124	25	0	0	0	25	72	0	117	93	282
<b>TOTAL</b>	<b>177</b>	<b>0</b>	<b>31</b>	<b>93</b>	<b>301</b>	<b>112</b>	<b>2</b>	<b>126</b>	<b>0</b>	<b>240</b>	<b>486</b>	<b>4</b>	<b>456</b>	<b>503</b>	<b>1,449</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE, C	43	18	7	0	68	13	10	20	0	43	96	26	142	236	500
DUMFRIES NORTH, TWP	0	0	0	0	0	2	0	0	0	2	3	0	8	0	11
KITCHENER, C	43	4	0	30	77	35	12	38	255	340	145	26	80	328	579
WATERLOO, C	35	4	0	0	39	19	6	0	125	150	79	10	0	68	157
WOOLWICH, TWP	4	0	0	0	4	3	0	0	0	3	9	0	0	0	9
<b>TOTAL</b>	<b>125</b>	<b>26</b>	<b>7</b>	<b>30</b>	<b>188</b>	<b>72</b>	<b>28</b>	<b>58</b>	<b>380</b>	<b>538</b>	<b>332</b>	<b>62</b>	<b>230</b>	<b>632</b>	<b>1,256</b>
<b>LONDON CMA</b>															
BELMONT, VIL	1	0	0	0	1	0	0	0	0	0	1	2	0	0	3
DELAWARE, TWP	4	0	0	0	4	1	0	0	0	1	8	0	0	0	8
DORCHESTER NORTH, TWP	3	0	0	23	26	11	0	0	0	11	14	0	0	23	37
LOBO, TWP	1	0	0	0	1	0	0	0	0	0	6	0	0	0	6
LONDON, C	49	10	55	76	190	58	12	8	0	78	145	38	245	371	799
LONDON, TWP	4	0	0	0	4	5	0	0	0	5	9	0	0	0	9
NISSOURI WEST, TWP	2	0	0	0	2	3	0	0	0	3	4	0	0	0	4
PORT STANLEY, VIL	2	0	0	0	2	0	0	21	0	21	3	0	0	0	3
ST THOMAS, C	3	2	0	12	17	3	2	0	0	5	9	12	0	16	37
SOUTHWOLD, TWP	0	0	0	0	0	2	0	0	0	2	1	0	0	0	1
WESTMINSTER, T	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
YARMOUTH, TWP	1	0	0	0	1	1	0	0	0	1	11	0	0	0	11
<b>TOTAL</b>	<b>70</b>	<b>12</b>	<b>55</b>	<b>111</b>	<b>248</b>	<b>84</b>	<b>14</b>	<b>29</b>	<b>0</b>	<b>127</b>	<b>217</b>	<b>52</b>	<b>245</b>	<b>410</b>	<b>924</b>



STARTS: NOV 1992      COMPLETIONS: NOV 1992      UNDER CONSTRUCTION  
AT END OF NOV 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE,T	32	0	29	0	61	40	0	19	0	59	163	0	104	40	307
OSHAWA,C	7	14	0	0	21	6	6	0	99	111	72	40	77	354	543
WHITBY,T	55	0	0	0	55	26	0	0	0	26	170	0	121	195	486
<b>TOTAL</b>	<b>94</b>	<b>14</b>	<b>29</b>	<b>0</b>	<b>137</b>	<b>72</b>	<b>6</b>	<b>19</b>	<b>99</b>	<b>196</b>	<b>405</b>	<b>40</b>	<b>302</b>	<b>589</b>	<b>1,336</b>
<b>OTTAWA CMA</b>															
CLARENCE,TWP	29	0	0	0	29	30	0	0	0	30	47	0	0	0	47
CUMBERLAND,TWP	19	0	0	0	19	22	0	25	0	47	56	0	0	0	56
GLOUCESTER,C	26	0	0	0	26	12	0	0	0	12	69	0	94	0	163
GOULBOURNE,TWP	17	0	0	0	17	26	0	6	0	32	39	10	5	0	54
KANATA,C	85	0	61	0	146	24	4	44	0	72	109	6	87	0	202
NEPEAN,C	22	0	45	0	67	0	0	0	0	0	108	0	159	190	457
OSGOODE,TWP	17	0	0	0	17	28	4	0	0	32	62	2	4	0	68
OTTAWA,C	16	6	34	264	320	16	4	11	0	31	74	17	51	1,165	1,307
RIDEAU,TWP	7	0	0	0	7	1	0	0	0	1	37	0	0	0	37
ROCKCLIFFE PARK,VIL	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
ROCKLAND,T	11	0	0	0	11	5	2	0	0	7	13	0	0	0	13
VANIER,C	0	0	0	0	0	0	0	0	0	0	1	0	3	0	4
WEST CARLETON,TWP	9	0	0	0	9	26	0	0	0	26	65	0	0	0	65
<b>TOTAL</b>	<b>258</b>	<b>6</b>	<b>140</b>	<b>264</b>	<b>668</b>	<b>190</b>	<b>14</b>	<b>86</b>	<b>0</b>	<b>290</b>	<b>685</b>	<b>35</b>	<b>403</b>	<b>1,355</b>	<b>2,478</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE,T	13	0	0	0	13	5	0	0	0	5	46	0	0	0	46
LINCOLN,T	6	0	0	0	6	8	0	0	0	8	18	4	25	0	47
NIAGARA-FALLS,C	13	4	0	0	17	11	2	0	0	13	49	8	32	222	311
NIAGARA-ON-THE-LAKE,T	1	0	0	0	1	4	0	0	14	18	12	0	0	0	12
PELHAM,T	22	0	0	0	22	12	0	0	0	12	44	0	0	12	56
PORT COLBOURNE,C	2	0	0	0	2	1	0	0	0	1	10	0	0	0	10
ST. CATHARINES,C	11	0	4	0	15	9	2	150	45	206	28	2	189	166	385
THOROLD,C	4	0	0	0	4	0	0	0	0	0	17	4	18	0	39
WAINFLEET,TWP	2	0	0	0	2	2	0	0	0	2	13	0	0	0	13
WELLAND,C	11	4	0	0	15	7	4	0	0	11	42	14	11	0	67
<b>TOTAL</b>	<b>85</b>	<b>8</b>	<b>4</b>	<b>0</b>	<b>97</b>	<b>59</b>	<b>8</b>	<b>150</b>	<b>59</b>	<b>276</b>	<b>279</b>	<b>32</b>	<b>275</b>	<b>400</b>	<b>986</b>

STARTS: NOV 1992

COMPLETIONS: NOV 1992

UNDER CONSTRUCTION  
AT END OF NOV 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKEL CENTRE,T	19	0	0	0	19	11	0	0	0	11	29	2	0	0	31
ONAPING FALLS,T	0	0	0	0	0	0	0	0	0	0	7	0	0	0	7
RAYSIDE-BALFOUR,T	0	0	0	0	0	0	0	0	0	0	14	8	0	0	22
SUDBURY,T	32	0	0	50	94	27	0	0	0	29	53	30	152	428	663
VALLEY EAST,T	12	12	0	8	20	0	0	0	4	4	64	2	25	12	103
WALDEN,T	10	0	0	0	10	7	0	0	0	7	16	0	0	0	16
<b>TOTAL</b>	<b>73</b>	<b>12</b>	<b>0</b>	<b>58</b>	<b>143</b>	<b>45</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>51</b>	<b>183</b>	<b>42</b>	<b>177</b>	<b>440</b>	<b>842</b>
<b>THUNDER BAY CMA</b>															
COMMEE,TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING,TWP	1	0	0	0	1	0	0	0	0	0	7	0	0	0	7
O'CONNOR,TWP	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0
OLIVER,TWP	2	0	0	0	2	2	0	0	0	2	11	0	0	0	11
PAIPOONGE,TWP	8	0	0	0	8	6	0	0	0	6	6	0	0	0	6
SHUNIAH,TWP	3	0	0	0	3	0	0	0	0	0	13	0	0	0	13
THUNDER BAY,C	29	4	0	0	33	41	8	0	82	131	138	10	6	116	270
<b>TOTAL</b>	<b>43</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>47</b>	<b>50</b>	<b>8</b>	<b>0</b>	<b>82</b>	<b>140</b>	<b>175</b>	<b>10</b>	<b>6</b>	<b>116</b>	<b>307</b>
<b>WINDSOR CMA</b>															
ALERDON,TWP	2	0	0	0	2	2	0	0	0	2	16	0	0	0	16
BELLE RIVER,T	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
COLCHESTER NORTH,TWP	4	0	0	0	4	0	0	0	0	0	7	0	0	0	7
ESSEX,T	0	0	0	0	0	5	0	0	0	5	9	0	0	0	9
MAIDSTONE,TWP	12	0	0	0	12	10	0	0	0	10	83	0	0	0	83
ROCHESTER,TWP	2	0	0	0	2	1	0	0	0	1	10	0	0	0	10
ST CLAIR BEACH,VIL	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0
SANDWICH SOUTH,TWP	7	0	0	0	7	6	0	0	0	6	43	0	0	0	43
SANDWICH WEST,TWP	19	0	0	0	19	25	0	0	0	25	98	0	0	0	98
TECUMSEH,T	9	2	0	0	11	7	2	0	0	9	43	10	0	0	53
WINDSOR,C	55	2	0	0	57	32	58	0	0	90	100	4	40	0	144
<b>TOTAL</b>	<b>110</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>114</b>	<b>89</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>149</b>	<b>412</b>	<b>14</b>	<b>40</b>	<b>0</b>	<b>466</b>



	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	6	0	0	0	6	12	2	39	0	53	36	0	20	1,307	1,363
SCARBOROUGH,C	48	0	0	130	178	17	0	32	0	49	128	0	18	785	931
TORONTO,C	5	0	9	301	315	16	8	0	59	83	37	32	13	2,280	2,362
YORK,C	4	0	16	0	20	1	0	0	0	1	16	4	16	435	471
YORK EAST,B	2	0	0	0	2	1	0	0	0	1	7	2	0	99	108
YORK NORTH,C	26	0	0	0	26	15	0	0	0	15	348	2	61	1,835	2,246
<b>TOTAL</b>	<b>91</b>	<b>0</b>	<b>25</b>	<b>431</b>	<b>547</b>	<b>62</b>	<b>10</b>	<b>71</b>	<b>59</b>	<b>202</b>	<b>572</b>	<b>40</b>	<b>128</b>	<b>6,741</b>	<b>7,481</b>
<b>YORK REGION</b>															
AURORA,T	4	0	0	0	4	16	0	0	0	16	128	0	7	80	215
EAST GWILLIMBURY,T	10	0	0	0	10	1	0	9	0	10	22	0	0	0	22
GEORGINA,TWP	56	0	0	0	56	32	0	0	0	32	206	0	0	0	206
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KING,TWP	6	0	0	0	6	5	0	0	0	5	43	0	0	0	43
MARKHAM,T	36	0	0	0	36	38	0	18	0	56	300	0	8	0	308
NEWMARKET,T	41	0	0	0	41	45	0	0	0	45	200	0	130	218	548
RICHMOND HILL,T	78	0	71	0	149	34	0	0	0	34	387	2	145	24	558
VAUGHAN,C	62	0	0	0	62	50	0	0	0	50	373	0	0	457	830
WHITCHURCH-STOUFF,T	0	0	0	0	0	3	0	0	0	3	14	0	0	0	14
<b>TOTAL</b>	<b>293</b>	<b>0</b>	<b>71</b>	<b>0</b>	<b>364</b>	<b>224</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>251</b>	<b>1,673</b>	<b>2</b>	<b>290</b>	<b>779</b>	<b>2,744</b>
<b>PEEL REGION</b>															
BRAMPTON,C	71	0	0	0	71	106	16	44	46	212	383	42	105	276	806
CALEDON,T	42	0	44	0	86	54	0	0	0	54	98	0	44	30	172
MISSISSAUGA,C	144	166	13	0	323	181	30	90	82	383	857	264	462	1,611	3,194
<b>TOTAL</b>	<b>257</b>	<b>166</b>	<b>57</b>	<b>0</b>	<b>480</b>	<b>341</b>	<b>46</b>	<b>134</b>	<b>128</b>	<b>649</b>	<b>1,338</b>	<b>306</b>	<b>611</b>	<b>1,917</b>	<b>4,172</b>
<b>OTHER AREAS</b>															
AJAX,T	0	0	0	0	0	21	0	0	0	21	308	0	50	101	459
ALLST/BEETN/TECM/TOTN,T	42	0	74	0	116	14	2	0	0	16	79	0	74	0	153
BRADFORD,W.GWLLMBRY,T	27	0	0	0	27	14	0	0	0	14	42	0	0	0	42
HALTON HILLS,T	9	0	0	0	9	21	0	0	10	31	61	0	0	0	61
MILTON,T	3	0	0	0	3	5	0	0	0	5	16	0	0	0	16
OAKVILLE,T	13	0	0	0	13	57	20	26	0	103	126	32	129	0	287
ORANGEVILLE,T	13	0	0	0	13	22	0	0	0	22	30	2	0	0	32
PICKERING,T	36	0	0	0	36	11	0	0	0	11	190	0	8	0	198
UXBRIDGE,TWP	12	0	0	0	12	6	0	0	0	6	66	0	0	0	66
<b>TOTAL</b>	<b>155</b>	<b>0</b>	<b>74</b>	<b>0</b>	<b>229</b>	<b>171</b>	<b>22</b>	<b>26</b>	<b>10</b>	<b>229</b>	<b>918</b>	<b>34</b>	<b>261</b>	<b>101</b>	<b>1,314</b>
<b>TOTAL TORONTO CMA</b>	<b>796</b>	<b>166</b>	<b>227</b>	<b>431</b>	<b>1,620</b>	<b>798</b>	<b>78</b>	<b>258</b>	<b>197</b>	<b>1,331</b>	<b>4,501</b>	<b>382</b>	<b>1,290</b>	<b>9,538</b>	<b>15,711</b>

# MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS

BY CMA AND CA OVER 50,000+

AT COMPLETION OF: NOV 1992

CENSUS METRO AREA	<u>NON N.H.A.</u>				<u>N.H.A.</u>				<u>TOTAL</u>			
	SINGLE		SEMI		SINGLE		SEMI		SINGLE		SEMI	
	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	UNITS	MEDIAN PRICE (\$000'S)	UNITS	MEDIAN PRICE (\$000'S)	UNITS
HAMILTON	215	113	175	5	0	0	0	0	200	113	182	5
KITCHENER	197	71	145	27	0	0	0	0	180	71	145	27
LONDON	231	93	142	7	0	0	0	0	190	93	135	7
OSHAWA	225	66	142	7	141	1	0	0	212	67	145	7
OTTAWA	195	193	233	10	0	0	0	0	181	193	180	10
ST. CATHARINES	205	55	126	17	0	0	0	0	189	55	132	17
SUDBURY	172	55	125	2	0	0	0	0	179	55	125	2
THUNDER BAY	174	53	0	0	0	0	0	0	175	53	0	0
TORONTO	313	797	190	75	187	2	0	0	263	799	181	75
WINDSOR	183	92	110	9	0	0	0	0	160	92	107	9



## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of six (6) large Branch Offices and ten (10) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1991 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the Housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.



Canada Mortgage  
and Housing  
Corporation



Société canadienne  
d'hypothèques et  
de logement

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Suite 101  
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L4M 4S5

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#### HAMILTON

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house Canadians

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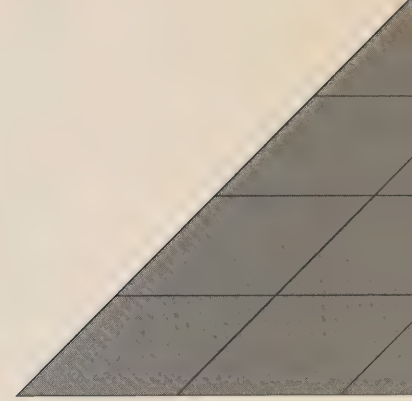






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# ONTARIO HOUSING MARKET REPORT

DECEMBER 1992

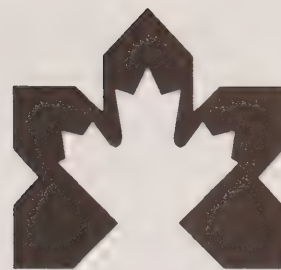




# Ontario

## Housing Market Report

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Ontario Regional Office 2255  
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Willowdale, Ontario M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back of the report for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

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# ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

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## New Home Construction

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December's urban housing starts at 42,000 Seasonally Adjusted at Annual Rates (SAAR) dropped 18 per cent lower than the previous months 51,000 SAAR units started. Urban Ontario starts for the year, at 48,693, were nearly six per cent higher than in 1991. Both single family and multiple home construction fell off in December, mirroring a recent slowdown of existing home sales through the Multiple Listing Service. Single detached home starts decreased on a seasonally adjusted basis following two consecutive months of rising activity, while multiple unit construction dropped for the third straight month. Multiple unit starts would have dropped even further had it not been for an increase in government assisted rental starts. December had 739 assisted homes started compared to only 327 assisted units in November.

### December's key numbers and highlights:

- Final information for Urban Ontario indicates that 2,974 new dwelling units were started in December 1992. This was three per cent lower than the 3,068 units started in December 1991. Single Detached Starts (1,644 units) rose 20 per cent and All Other Starts (1,330 units) fell 22 per cent from last year.
- Urban Canada reported 10,477 units started in December, an increase of three per cent from the 10,220 units started in the same month last year. Singles (5,032 units) rose 12 per cent and All Other Types (5,445 units) fell five per cent.
- On a seasonally adjusted basis, the annual rate of starts in December and November 1992 were 42,000 and 51,000 units respectively, while in December and November 1991 they were 44,000 and 52,000 units respectively.
- In Urban Canada, the corresponding figures were 150,000 and 144,000 units for December and November 1992 respectively, and 145,000 and 149,000 units for December and November 1991 respectively.

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## Existing Home Market

---

New construction tends to follow sales activity in existing markets, but Ontario's existing home markets weakened. Home sales through the MLS in Ontario's major markets, which recovered rapidly throughout most of 1992, now show signs of slower growth and decline at year end. Market pressure as measured by the sales to new listings

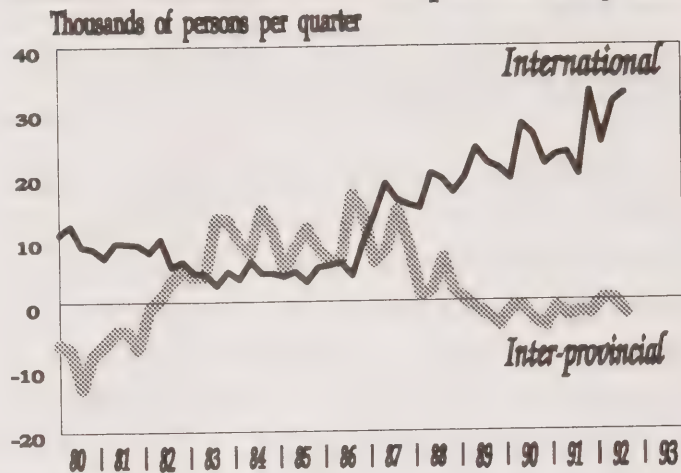
ratio declined or demonstrated signs of turning downward in all ten CMAs, while December's average MLS price trends fell or edged down in seven of these (Hamilton, Kitchener, Oshawa, Ottawa, St Catharines, Sudbury and Toronto).

## Ontario's Economy

Ontario's economic recovery continued, promising a return of consumer confidence and future stimulus to housing markets. Employment started growing in August, pulled up by an estimated 1992 real Ontario GDP growth of 1.2 per cent. Seasonally adjusted employment increased moderately from August's low to hit a December level of 4,737,000. The lower Canadian dollar and exports to a recovering United States should continue to boost Ontario manufacturing shipments and employment.

Indicators of business confidence remain mixed. Ontario's help wanted index edged up only modestly since August. A comparison of third and fourth quarter seasonally adjusted Ontario data from the Survey of Canadian Manufacturing Industries revealed: the proportion of responses which reported new order levels rising has declined modestly; the proportion expecting production increases edged down, but is still high; and the proportion which experienced rising levels of new orders also edged down. Influences of migration on housing demand are positive. At 32,402 persons for the third quarter of 1992, net international migration to Ontario continued to dominate the net flow of people to Ontario. However, 1,972 more persons left Ontario for other provinces in the third quarter than came to Ontario. The net inter-provincial loss was a result of high Ontario unemployment in 1992, especially when compared to British Columbia and Alberta.

## Ontario's international and inter-provincial migration



Source of data: CANSIM

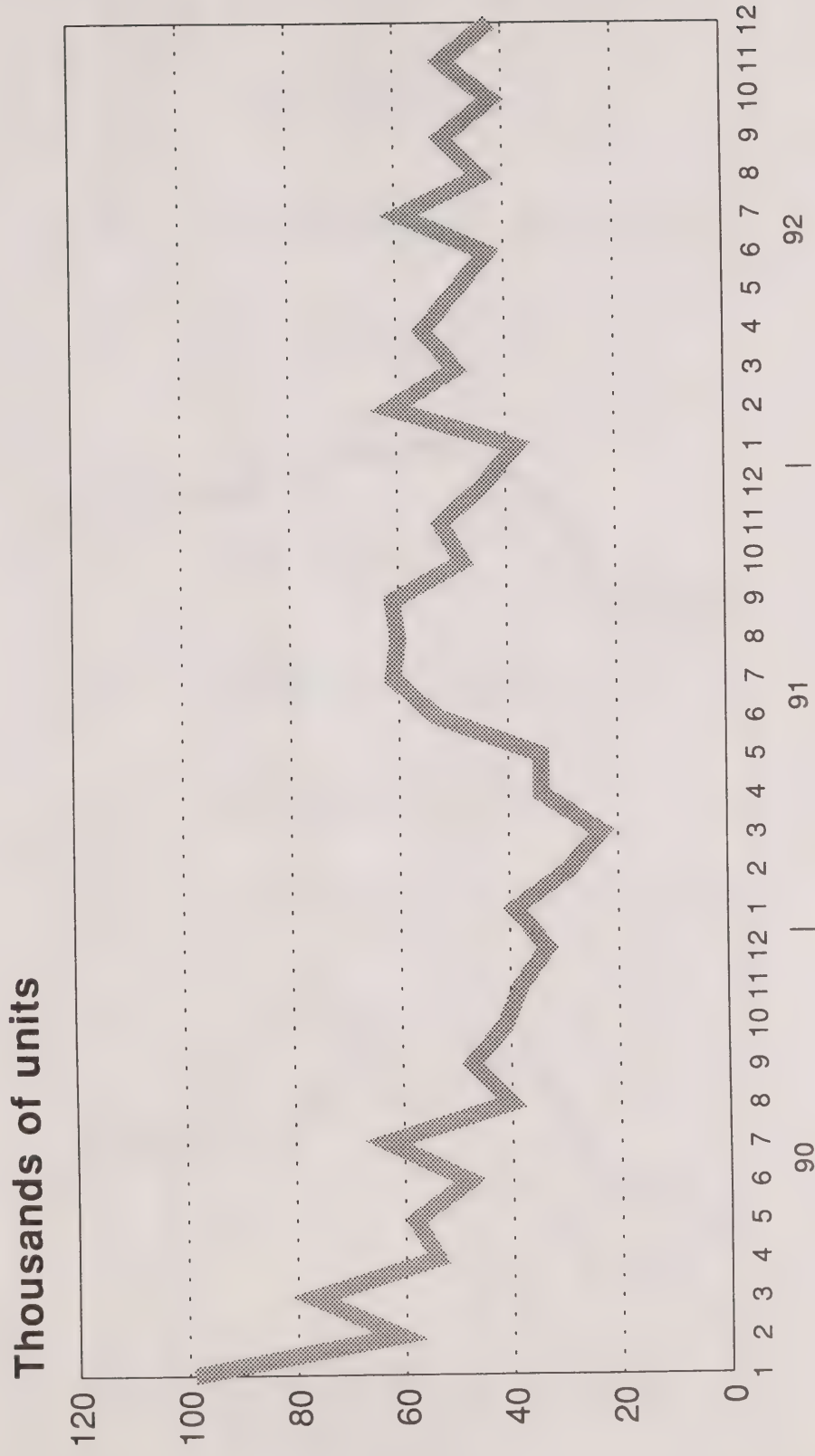
## New Data

CMHC has introduced a new set of de-seasonalized starts data. Commencing in January of 1993, seasonal factors are being calculated for each of the five regions of the country: Atlantic, Quebec, Ontario, Prairies, and British Columbia. To permit comparison with historical data, the new series are available back to 1966 from the national publication "Housing Information Monthly".



# Ontario housing starts December 1992

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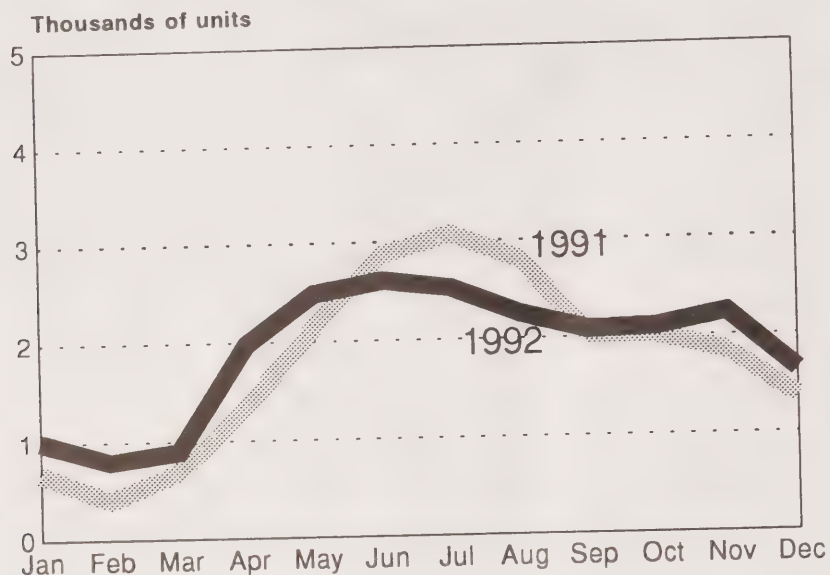
**CMHC**

Seasonally adjusted at annual rates

# Ontario housing starts to December 1992

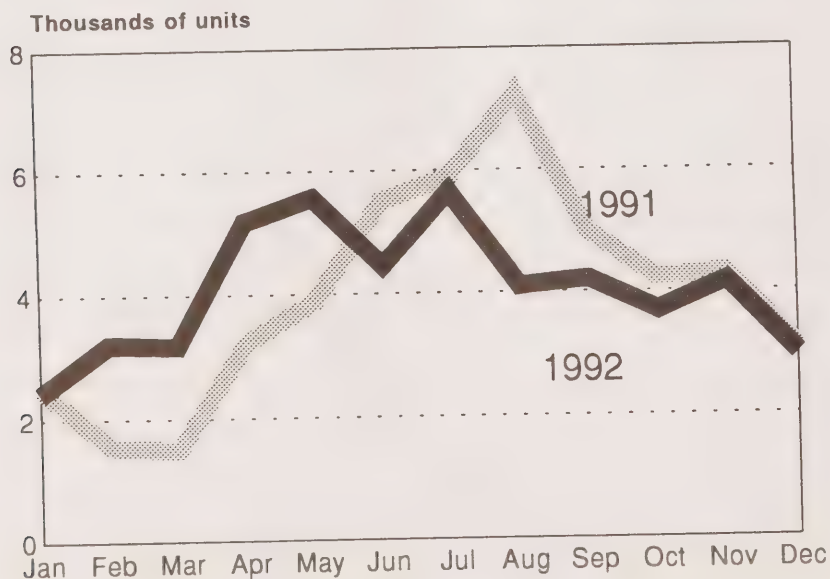
## single detached

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## multiple dwellings

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**CMHC**  
raw data



## Comparison of 1991 and 1992 urban starts.

	SINGLE DETACHED				ALL OTHER TYPES				TOTAL			
	1991	1992	% Change		1991	1992	% Change		1991	1992	% Change	
JANUARY-DECEMBER												
CENSUS MET.AREAS												
HAMILTON	790	1,213	54		1,708	1,419	-17		2,498	2,632	5	
KITCHENER	669	1,042	56		1,462	1,198	-18		2,131	2,240	5	
LONDON	684	822	20		1,538	731	-52		2,222	1,553	-30	
OSHAWA	1,385	910	-34		1,211	1,278	6		2,596	2,188	-16	
OTTAWA(ONT)	1,811	2,463	36		2,664	3,367	26		4,475	5,830	30	
ST.CATHS.NIAG.	558	646	16		799	1,023	28		1,357	1,669	23	
SUDBURY	523	563	8		1,235	726	-41		1,758	1,289	-27	
THUN.BAY	277	353	27		494	210	-57		771	563	-27	
TORONTO	9,459	9,027	-5		9,355	11,743	26		18,814	20,770	10	
WINDSOR	804	1,068	33		475	308	-35		1,279	1,376	8	
TOTAL METRO	16,960	18,107	7		20,941	22,003	5		37,901	40,110	6	
OTHER URBAN	4,264	4,464	5		3,958	4,119	4		8,222	8,583	4	
URBAN ONTARIO *	21,224	22,571	6		24,899	26,122	5		46,123	48,693	6	
URBAN CANADA *	66,014	70,772	7		64,080	69,354	8		130,094	140,126	8	

\* Indicates urban centres with a population of 10,000 persons or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION

## BY TYPE AND TENURE (INTENDED MARKET)

### MONTH & YEAR TO DATE - ONTARIO

STARTS: DEC 1992      COMPLETIONS: DEC 1992      UNDER CONSTRUCTION  
AT END OF DEC 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	1,644	218	235	0	2,097	2,150	262	284	4	2,700	8,998	867	940	0	10,805
RENTAL	0	2	0	776	778	0	8	381	1,417	1,806	5	24	1,246	10,374	11,649
CONDO	0	0	0	4	4	0	0	277	88	365	18	12	690	2,235	2,955
CO-OP	0	0	95	0	95	0	0	237	505	742	0	0	535	2,192	2,727
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>1,644</b>	<b>220</b>	<b>330</b>	<b>780</b>	<b>2,974</b>	<b>2,150</b>	<b>270</b>	<b>1,179</b>	<b>2,014</b>	<b>5,613</b>	<b>9,021</b>	<b>903</b>	<b>3,411</b>	<b>14,801</b>	<b>28,136</b>

COMPLETIONS: YTD DEC 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	22,536	2,363	3,014	4	27,917	24,709	2,057	2,977	13	29,756
RENTAL	9	100	2,714	10,975	13,798	25	148	3,711	11,189	15,073
CONDO	26	6	1,619	1,147	2,798	30	14	2,222	4,230	6,496
CO-OP	0	66	1,355	2,730	4,151	0	72	2,193	1,826	4,091
UNKNOWN	0	0	5	24	29	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>22,571</b>	<b>2,535</b>	<b>8,707</b>	<b>14,880</b>	<b>48,693</b>	<b>24,764</b>	<b>2,291</b>	<b>11,103</b>	<b>17,258</b>	<b>55,416</b>

Note: Rental includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION

## BY CMA, CA AND REGIONAL MUNICIPALITY

STARTS: YTD DEC 1992

COMPLETIONS: YTD DEC 1992

UNDER CONSTRUCTION

AT END OF DEC 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>CENSUS METRO AREA</b>															
HAMILTON	1,213	26	902	491	2,632	1,209	46	694	731	2,680	402	4	438	503	1,347
KITCHENER	1,042	350	415	433	2,240	1,120	338	759	797	3,014	297	70	230	672	1,269
LONDON	822	146	340	245	1,553	867	152	858	555	2,432	213	34	228	353	828
OSHAWA	910	112	524	642	2,188	1,258	118	606	929	2,911	385	34	179	309	907
OTTAWA	2,463	84	1,568	1,715	5,830	2,454	96	1,600	2,186	6,336	617	33	304	932	1,886
ST. CATHARINES	646	110	563	350	1,669	765	114	528	593	2,000	232	44	235	357	868
SUDBURY	563	108	164	454	1,289	600	113	345	761	1,819	143	24	85	300	552
THUNDER BAY	353	40	60	110	563	353	41	134	347	875	167	12	0	124	303
TORONTO	9,027	836	2,325	8,582	20,770	9,985	552	3,286	8,579	22,402	4,517	412	993	9,189	15,111
WINDSOR	1,068	122	90	96	1,376	992	130	256	234	1,612	358	16	36	60	470
<b>CENSUS AGGLOMERATES</b>															
BARRIE	687	0	231	188	1,106	1,047	6	326	20	1,399	239	2	44	168	453
BELLEVILLE	202	2	147	40	391	191	8	93	96	388	82	0	88	11	181
BRANTFORD	299	64	92	150	605	270	60	226	91	647	89	28	3	178	298
CORNWALL	76	42	63	8	189	70	52	130	11	263	47	12	5	0	64
GUELPH	339	2	442	139	922	413	4	344	241	1,002	58	0	100	218	376
KINGSTON	326	126	147	162	761	348	118	125	262	853	135	42	111	291	579
NORTH BAY	132	62	90	221	505	142	81	200	46	469	48	34	88	209	379
PETERBOROUGH	198	4	0	6	208	206	4	8	66	284	94	0	47	30	171
SARNIA	168	16	85	36	305	166	12	83	30	291	58	6	0	202	266
SAULT STE MARIE	91	8	0	221	320	88	8	8	2	106	35	0	0	211	246
<b>OTHER ONT AREAS*</b>	1,946	275	459	591	3,271	2,220	238	494	681	3,633	805	96	197	484	1,582
<b>URBAN ONTARIO*</b>	22,571	2,535	8,707	14,880	48,693	24,764	2,291	11,103	17,258	55,416	9,021	903	3,411	14,801	28,136
<b>URBAN CANADA*</b>	70,772	9,407	18,332	41,615	140,126	72,588	9,480	20,485	43,721	146,274	24,475	3,402	8,275	33,595	69,747

\*Urban centres with a population of 10,000 persons or more.



# UNDER CONSTRUCTION

## COMPLETIONS: DEC 1992

## STARTS: DEC 1992

AT END OF DEC 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE,T	14	0	0	0	14	27	0	46	26	99	150	0	58	14	222
OSHAWA,C	9	2	0	0	11	23	10	77	184	294	58	34	0	170	262
WHITBY,T	25	0	0	0	25	18	0	0	70	88	177	0	121	125	423
<b>TOTAL</b>	<b>48</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>68</b>	<b>10</b>	<b>123</b>	<b>280</b>	<b>481</b>	<b>385</b>	<b>34</b>	<b>179</b>	<b>309</b>	<b>907</b>
<b>OTTAWA CMA</b>															
CLARENCE,TWP	10	0	0	0	10	26	0	0	0	26	31	0	0	0	31
CUMBERLAND,TWP	12	0	6	0	18	32	0	0	0	32	36	0	6	0	42
GLOUCESTER,C	15	0	0	0	15	20	0	46	0	66	64	0	48	0	112
GLOULBOURNE,TWP	16	0	0	0	16	30	0	0	0	30	25	10	5	0	40
KANATA,C	105	0	23	0	128	23	4	26	77	53	191	2	84	113	277
NEPEAN,C	34	0	29	0	63	57	0	138	0	272	85	0	50	0	248
OSGOODE,TWP	7	0	48	0	55	28	0	7	415	30	51	21	92	819	983
OTTAWA,C	5	4	0	69	76	5	0	0	0	450	35	0	0	0	35
RIDEAU,TWP	3	0	0	0	3	8	0	0	0	8	5	0	0	0	5
ROCKCLIFFE PARK,VIL	0	0	0	0	0	0	0	0	0	0	8	0	12	0	20
ROCKLAND,T	3	0	12	0	15	8	0	0	0	8	1	0	3	0	4
VANIER,C	0	0	0	0	0	0	0	0	0	0	44	0	0	0	44
WEST CARLETON,TWP	2	0	0	0	2	23	0	0	0	23	44	0	0	0	44
<b>TOTAL</b>	<b>212</b>	<b>4</b>	<b>118</b>	<b>69</b>	<b>403</b>	<b>280</b>	<b>6</b>	<b>217</b>	<b>492</b>	<b>995</b>	<b>617</b>	<b>33</b>	<b>304</b>	<b>932</b>	<b>1,886</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE,T	3	2	0	0	5	13	0	0	0	13	36	2	0	0	38
LINCOLN,T	2	0	0	0	2	4	2	15	0	21	17	2	10	0	29
NIAGARA-FALLS,C	14	10	0	0	24	15	0	8	35	58	48	18	24	187	277
NIAGARA-ON-THE-LAKE,T	7	0	0	0	7	3	0	0	0	3	16	0	0	0	16
PELHAM,T	13	0	0	0	13	21	0	0	0	21	36	0	0	12	48
PORT COLBOURNE,C	0	0	0	0	0	6	2	68	8	6	4	0	0	0	4
ST. CATHARINES,C	1	0	0	0	1	9	0	4	0	87	20	0	187	158	365
THOROLD,C	1	0	66	0	67	5	0	0	0	9	13	4	14	0	31
WAINFLEET,TWP	1	0	0	0	1	9	0	0	0	9	6	0	0	0	6
WELLAND,C	2	0	0	0	2	10	2	11	0	23	36	18	0	0	54
<b>TOTAL</b>	<b>47</b>	<b>16</b>	<b>66</b>	<b>0</b>	<b>129</b>	<b>95</b>	<b>6</b>	<b>106</b>	<b>43</b>	<b>250</b>	<b>232</b>	<b>44</b>	<b>235</b>	<b>357</b>	<b>868</b>

STARTS: DEC 1992

COMPLETIONS: DEC 1992

UNDER CONSTRUCTION

AT END OF DEC 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER, T	1	0	0	0	1	6	0	6	0	12	24	0	17	0	41
BURLINGTON, C	14	0	0	0	14	13	0	0	0	13	78	0	95	205	378
DUNDAS, T	4	0	0	0	4	11	0	3	0	14	13	0	55	0	68
FLAMBOROUGH, TWP	0	0	0	0	0	29	0	0	0	29	50	0	0	0	50
GLANBROOKE, TWP	3	0	0	0	3	2	0	0	0	2	48	0	0	24	72
GRIMSBY, T	2	0	0	0	2	4	0	0	0	4	29	4	8	0	41
HAMILTON, C	17	0	29	0	46	55	0	26	0	81	93	0	158	181	432
STONE CREEK, C	11	0	7	0	18	16	0	19	0	35	67	0	105	93	265
<b>TOTAL</b>	<b>52</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>88</b>	<b>136</b>	<b>0</b>	<b>54</b>	<b>0</b>	<b>190</b>	<b>402</b>	<b>4</b>	<b>438</b>	<b>503</b>	<b>1,347</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE, C	12	6	0	0	18	35	8	0	0	43	73	24	142	236	475
DUMFRIES NORTH, TWP	0	0	0	0	0	1	0	0	0	1	2	0	8	0	10
KITCHENER, C	57	18	0	40	115	61	12	0	0	73	142	32	80	368	622
WATERLOO, C	18	8	0	0	26	21	6	0	0	27	74	14	0	68	156
WOOLWICH, TWP	0	0	0	0	0	3	0	0	0	3	6	0	0	0	6
<b>TOTAL</b>	<b>87</b>	<b>32</b>	<b>0</b>	<b>40</b>	<b>159</b>	<b>121</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>147</b>	<b>297</b>	<b>70</b>	<b>230</b>	<b>672</b>	<b>1,269</b>
<b>LONDON CMA</b>															
BELMONT, VIL	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3
DELAWARE, TWP	3	0	0	0	3	1	0	0	0	1	10	0	0	0	10
DORCHESTER NORTH, TWP	3	0	0	0	3	11	0	0	0	11	6	0	0	23	29
LOBO, TWP	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
LONDON, C	45	4	0	4	53	36	20	17	61	134	154	22	228	314	718
LONDON, TWP	0	0	0	0	0	2	0	0	0	2	7	0	0	0	7
NISSOURI WEST, TWP	0	0	0	0	0	2	0	0	0	2	2	0	0	0	2
PORT STANLEY, VIL	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
ST THOMAS, C	4	2	0	0	6	4	4	0	0	8	9	10	0	16	35
SOUTHWOLD, TWP	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
WESTMINSTER, T	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
YARMOUTH, TWP	0	0	0	0	0	3	0	0	0	3	8	0	0	0	8
<b>TOTAL</b>	<b>55</b>	<b>6</b>	<b>0</b>	<b>4</b>	<b>65</b>	<b>59</b>	<b>24</b>	<b>17</b>	<b>61</b>	<b>161</b>	<b>213</b>	<b>34</b>	<b>228</b>	<b>353</b>	<b>828</b>



STARTS: DEC 1992

COMPLETIONS: DEC 1992

UNDER CONSTRUCTION

AT END OF DEC 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKEL CENTRE, T	0	0	0	0	0	0	0	0	0	0	29	2	0	2	33
ONAPING FALLS, T	0	0	0	0	0	0	0	0	0	0	7	0	0	0	7
RAYSIDE-BALFOUR, T	4	2	0	0	6	11	8	0	0	19	7	2	0	0	9
SUDBURY, T	8	6	0	1	15	20	16	92	145	273	41	20	60	284	405
VALLEY EAST, T	23	0	0	24	47	43	2	0	22	67	44	0	25	14	83
WALDEN, T	5	0	0	0	5	6	0	0	0	6	15	0	0	0	15
<b>TOTAL</b>	<b>40</b>	<b>8</b>	<b>0</b>	<b>27</b>	<b>75</b>	<b>80</b>	<b>26</b>	<b>92</b>	<b>167</b>	<b>365</b>	<b>143</b>	<b>24</b>	<b>85</b>	<b>300</b>	<b>552</b>
<b>THUNDER BAY CMA</b>															
COMMEE, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING, TWP	0	0	0	0	0	0	0	0	0	0	7	0	0	0	7
O'CONNOR, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OLIVER, TWP	0	0	0	0	0	0	0	0	0	0	11	0	0	0	11
PAIPOONGE, TWP	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
SHUNIAH, TWP	0	0	0	0	0	1	0	0	0	1	12	0	0	0	12
THUNDER BAY, C	13	2	0	8	23	20	0	6	0	26	131	12	0	124	267
<b>TOTAL</b>	<b>13</b>	<b>2</b>	<b>0</b>	<b>8</b>	<b>23</b>	<b>21</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>27</b>	<b>167</b>	<b>12</b>	<b>0</b>	<b>124</b>	<b>303</b>
<b>WINDSOR CMA</b>															
ALERDON, TWP	0	0	0	0	0	0	0	0	0	0	16	0	0	0	16
BELLE RIVER, T	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
COLCHESTER NORTH, TWP	1	0	0	0	1	3	0	0	0	3	5	0	0	0	5
ESSEX, T	4	0	0	0	4	6	0	0	0	6	7	0	0	0	7
MAIDSTONE, TWP	4	0	0	0	4	27	0	0	0	27	60	0	0	0	60
ROCHESTER, TWP	0	0	0	0	0	0	0	0	0	0	10	0	0	0	10
ST CLAIR BEACH, VIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SANDWICH SOUTH, TWP	4	0	0	0	4	16	0	0	0	16	31	0	0	0	31
SANDWICH WEST, TWP	12	0	0	0	12	20	0	0	0	20	90	0	0	0	90
TECUMSEH, T	9	0	0	0	9	12	0	0	0	12	40	10	0	0	50
WINDSOR, C	24	2	0	60	86	27	2	4	0	33	96	6	36	60	198
<b>TOTAL</b>	<b>58</b>	<b>2</b>	<b>0</b>	<b>60</b>	<b>120</b>	<b>111</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>117</b>	<b>358</b>	<b>16</b>	<b>36</b>	<b>60</b>	<b>470</b>

AT END OF DEC 1992

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	1	2	0	0	3	3	0	0	0	0	34	2	20	1,307	1,363
SCARBOROUGH,C	19	0	0	303	322	5	0	0	58	63	142	0	18	1,030	1,190
TORONTO,C	5	0	0	3	8	8	8	0	5	13	42	24	13	2,278	2,357
YORK,C	1	2	0	0	3	2	0	0	0	2	15	6	16	435	472
YORK EAST,B	1	0	0	29	30	0	0	0	0	0	8	2	0	128	138
YORK NORTH,C	13	0	0	0	13	31	0	0	0	31	330	2	61	1,835	2,228
<b>TOTAL</b>	<b>40</b>	<b>4</b>	<b>0</b>	<b>335</b>	<b>379</b>	<b>41</b>	<b>8</b>	<b>0</b>	<b>63</b>	<b>112</b>	<b>571</b>	<b>36</b>	<b>128</b>	<b>7,013</b>	<b>7,748</b>
<b>YORK REGION</b>															
AURORA,T	18	0	0	0	18	20	0	0	0	20	126	0	7	83	216
EAST GWILLIMBURY,T	2	0	0	0	2	3	0	0	0	3	21	0	0	0	21
GEORGINA,TWP	6	0	0	0	6	1	0	0	0	1	211	0	0	0	211
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KING,TWP	2	0	0	0	2	2	0	0	0	2	43	0	0	0	43
MARKHAM,T	138	0	0	0	138	15	0	0	0	15	423	0	8	0	431
NEWMARKET,T	12	0	0	0	12	35	0	48	0	83	177	0	82	218	477
RICHMOND HILL,T	92	0	0	0	92	31	0	0	0	31	448	2	145	24	619
VAUGHAN,C	38	0	0	0	38	50	0	0	0	50	363	0	0	457	820
WHITCHURCH-STOUFF,T	2	0	0	0	2	2	0	0	0	2	14	0	0	0	14
<b>TOTAL</b>	<b>310</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>310</b>	<b>159</b>	<b>0</b>	<b>48</b>	<b>0</b>	<b>207</b>	<b>1,826</b>	<b>2</b>	<b>242</b>	<b>782</b>	<b>2,852</b>
<b>PEEL REGION</b>															
BRAMPTON,C	57	0	8	138	203	107	38	0	150	295	333	4	113	264	714
CALEDON,T	27	2	42	0	71	37	0	0	30	67	88	2	86	0	176
MISSISSAUGA,C	182	104	14	0	300	196	28	205	582	1,011	843	340	271	1,029	2,483
<b>TOTAL</b>	<b>266</b>	<b>106</b>	<b>64</b>	<b>138</b>	<b>574</b>	<b>340</b>	<b>66</b>	<b>205</b>	<b>762</b>	<b>1,373</b>	<b>1,264</b>	<b>346</b>	<b>470</b>	<b>1,293</b>	<b>3,373</b>
<b>OTHER AREAS</b>															
AJAX,T	0	0	0	0	0	19	0	0	0	19	289	0	50	101	440
ALLST/BEETN/TECM/TOTN,T	0	0	0	0	0	11	0	43	0	54	68	0	31	0	99
BRADFORD,W.GWLLMBURY,T	1	0	0	0	1	13	0	0	0	13	30	0	0	0	30
HALTON HILLS,T	51	0	0	0	51	10	0	0	0	10	102	0	0	0	102
MILTON,T	1	0	0	0	1	3	0	0	0	3	14	0	0	0	14
OAKVILLE,T	10	0	0	0	10	9	4	65	0	78	127	28	64	0	219
ORANGEVILLE,T	25	0	0	0	25	11	2	0	0	13	44	0	0	0	44
PICKERING,T	61	0	0	0	61	115	0	0	0	115	136	0	8	0	144
UXBRIDGE,TWP	12	0	0	0	12	32	0	0	0	32	46	0	0	0	46
<b>TOTAL</b>	<b>161</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>161</b>	<b>223</b>	<b>6</b>	<b>108</b>	<b>0</b>	<b>337</b>	<b>856</b>	<b>28</b>	<b>153</b>	<b>101</b>	<b>1,138</b>
<b>TOTAL TORONTO CMA</b>	<b>777</b>	<b>110</b>	<b>64</b>	<b>473</b>	<b>1,424</b>	<b>763</b>	<b>80</b>	<b>361</b>	<b>825</b>	<b>2,029</b>	<b>4,517</b>	<b>412</b>	<b>993</b>	<b>9,189</b>	<b>15,111</b>



# MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS

## BY CENSUS METROPOLITAN AREA

	<u>SINGLE</u>			<u>SEMI</u>		
	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS
CENSUS METRO AREA						
HAMILTON	196	185	127	162	162	2
KITCHENER	187	168	126	142	140	25
LONDON	218	180	63	121	120	13
OSHAWA	216	209	64	145	143	10
OTTAWA	209	200	258	164	175	6
ST. CATHARINES	180	165	100	131	123	10
SUDBURY	147	130	94	150	155	32
THUNDER BAY	183	180	22	0	0	0
TORONTO	302	256	747	196	181	53
WINDSOR	201	166	110	101	99	3

## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of six (6) large Branch Offices and constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1991 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the Housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.

## ONTARIO OFFICES

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### ONTARIO REGIONAL OFFICE

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Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2004**

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### BRANCH AND LOCAL OFFICES

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#### BARRIE

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

#### HAMILTON

350 King Street East  
Suite 202  
Hamilton, Ontario  
L8N 3R3

**Tel.: (416) 572-2451**  
**Fax: (416) 572-2413**

#### KINGSTON

P.O. Box 730  
295 King Street East  
Suite 300  
Kingston, Ontario  
K7L 4X6

**Tel.: (613) 545-8040**  
**Fax: (613) 545-8036**

#### KITCHENER

Commerce House  
50 Queen Street North  
Suite 480  
Kitchener, Ontario  
N2H 6K8

**Tel.: (519) 571-6666**  
**Fax: (519) 743-5974**

#### LONDON

285 King Street  
4th Floor  
London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

#### NORTH BAY

593 Main Street East  
North Bay, Ontario  
P1B 1B7

**Tel.: (705) 472-7750**  
**Fax: (705) 476-8127**

#### OSHAWA

2 Simcoe Street South  
Suite 200  
Oshawa, Ontario  
L1H 7N1

**Tel.: (416) 571-3200**  
**Fax: (416) 571-1523**

#### OTTAWA

Carling Executive Park  
1565 Carling Avenue  
Suite 300  
Ottawa, Ontario  
K1Y 4G1

**Tel.: (613) 728-6884**  
**Fax: (613) 724-7769**

#### PETERBOROUGH

340 George Street North  
Suite 303  
Peterborough, Ontario  
K9J 6Z8

**Tel.: (705) 743-3584**  
**Fax: (705) 743-9151**

#### SAULT STE. MARIE

Station Tower  
421 Bay Street,  
2nd Floor  
Sault Ste. Marie, Ontario  
P6A 5L6

**Tel.: (705) 759-1116**  
**Fax: (705) 759-8597**

#### SUDBURY

Scotia Tower  
30 Cedar Street  
Suite 306  
Sudbury, Ontario  
P3E 4S7

**Tel.: (705) 671-4400**  
**Fax: (705) 671-4394**

#### THUNDER BAY

Royal Insurance Building  
28 North Cumberland Street  
Suite 200  
Thunder Bay, Ontario  
P7B 5E7

**Tel.: (807) 343-2010**  
**Fax: (807) 345-0696**

#### TORONTO

650 Lawrence Avenue West  
Toronto, Ontario  
M6A 1B2

**Tel.: (416) 781-2451**  
**Fax: (416) 781-4473**

#### WINDSOR

Box 240 Station A  
Suite 410  
100 Ouellette Avenue  
Windsor, Ontario  
N9A 6K7

**Tel.: (519) 257-6630**  
**Fax: (519) 257-6641**



# CMHC MARKET ANALYSIS CONTRACTS

## ATLANTIC

<b>Tim Gross</b> Senior Advisor	Saint John/Reg. Office (506) 636-5224
<b>Mac Woodman</b> Sen. Mkt. Analyst	St. John's (709) 772-4034
<b>Andre Moore</b> Sen. Mkt. Analyst	Halifax (902) 426-8465
<b>Bruce Read</b> Sen. Market Analyst	Fredericton (506) 452-3796
<b>Ralph Freeze</b> Market Analyst	Charlottetown (902) 566-7467

## QUEBEC

<b>Anh Trinh</b> Senior Advisor	Montreal/Reg. Office (514) 283-3846
<b>Kim-Ann Lam</b> Reg. Economist	Reg. Office (514) 283-4488
<b>Jacques Pelletier</b> Sen. Market Analyst	Montreal (514) 283-8391
<b>Marie Michele Del Balso</b> Market Analyst	Longueuil (514) 928-4006
<b>Ousmane Ba</b> Market Analyst	Laval (514) 967-3736
<b>Pierre Leroux</b> Sen. Mkt. Analyst	Ste.Foy (418) 649-8080
<b>Sandra Girard</b> Market Analyst	Chicoutimi (418) 698-5511
<b>Philippe Le Goff</b> Market Analyst	Hull (819) 770-1550
<b>Leopold St-Pierre</b> Market Analyst	Rimouski (418) 722-3388
<b>Yvan Renaud</b> Market Analyst	Val d'Or (819) 824-3649
<b>Helene Dauphinais</b> Market Analyst	Sherbrooke (819) 564-4220
<b>Sylvain Dufresne</b> Market Analyst	Trois-Rivieres (819) 371-5209

## ONTARIO

<b>Dallard Runge</b> Senior Advisor	Toronto/Reg. Office (416) 495-2000 Ext.3023
<b>Alex Medow</b> Reg. Economist	Reg. Office (416) 495-2000 Ext.3009

<b>Colin Mills</b> Sen. Mkt. Analyst	Hamilton (416) 572-2451
<b>Ken Sumnall</b> Sen. Mkt. Analyst	London (519) 438-1731 Ext. 334
<b>Don Marks</b> Sen. Mkt. Analyst	Ottawa (613) 728-6884
<b>Novak Jankovic</b> Sen. Mkt. Analyst	Sudbury (705) 671-4385
<b>Robin Wiebe</b> Se. Mkt. Analyst	Thunder Bay (807) 343-2031
<b>Will Dunning</b> Sen. Mkt. Analyst	Toronto (416) 781-2451 Ext. 250

## PRAIRIES

<b>Philip White</b> Senior Advisor	Saskatoon/Reg. Office (306) 975-5120
<b>David Peever</b> Sen. Mkt. Analyst	Calgary (403) 292-6200
<b>Laurie Scott</b> Sen. Mkt. Analyst	Edmonton (403) 482-8700
<b>Bruce McDonald</b> Market Analyst	Regina (306) 780-5889
<b>Paul Caton</b> Market Analyst	Saskatoon (306) 975-4900
<b>Richard Goatcher</b> Sen. Mkt. Analyst	Winnipeg (204) 983-5648
<b>Ed Suzuki</b> Federal/Terr.Rel.Off.	Yellowknife (403) 873-2638

## BRITISH COLUMBIA

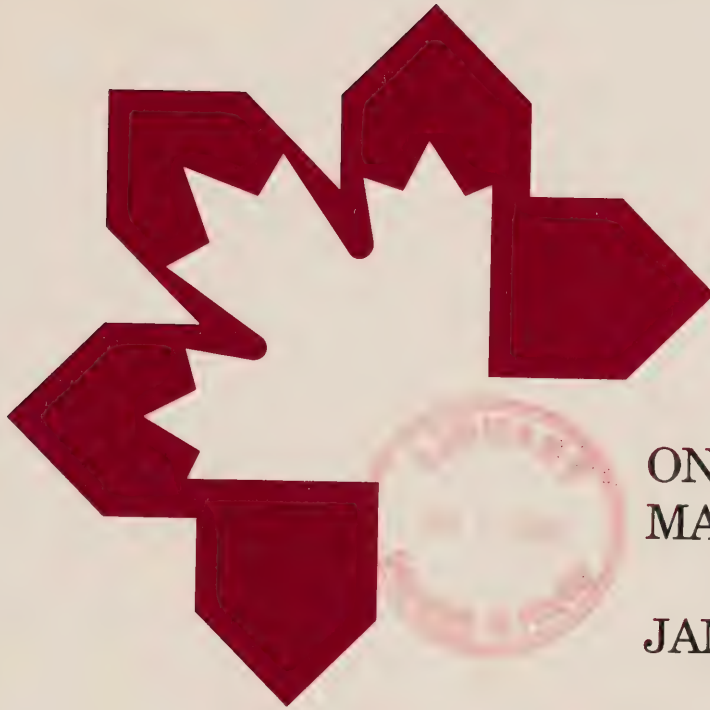
<b>Helmut Pastrick</b> Reg. Economist	Vancouver /Reg. Office (604) 666-2925
<b>Don Renaud</b> Sen. Mkt. Analyst	Vancouver (604) 731-5733
<b>Lee King</b> Sen. Market Analyst	Victoria (604) 363-3103
<b>Jerry Dombowsky</b> Sen. Mkt. Analyst	Kelowna (604) 868-4037
<b>Joel Baltzer</b> Sen. Mkt. Analyst	Prince George (604) 561-5546

## MARKET ANALYSIS CENTRE OTTAWA

<b>Gilles Proulx</b> Chief Economist	(613) 748-2574
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MH40  
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ONTARIO HOUSING  
MARKET REPORT

JANUARY 1993





# Ontario

## Housing Market Report

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Canada Mortgage and Housing Corporation  
Ontario Regional Office  
2255 Sheppard Avenue, East Suite E222  
Willowdale, Ontario M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back of the report for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

Senior Advisor:           Dallard Runge . . (416) 495-2000 ext 3023  
Regional Economist: Alex Medow . . . . (416) 495-2000 ext 3009



- Urban Canada's corresponding SAAR figures were 116,600 and 145,300 units for January 1993 and December 1992 respectively, and 129,000 and 141,000 units for January 1992 and December 1991.

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## Existing Home Market

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Demand for Ontario's existing homes weakened. January's seasonally adjusted Ontario sales through the Multiple Listing Service (MLS) have declined to the lowest level in over a year (since September 1991). Sales slowed in all ten of Ontario's Census Metropolitan Areas. Declines in the supply of new listings had not affected Ontario's average MLS price, which continued on a downward trend.

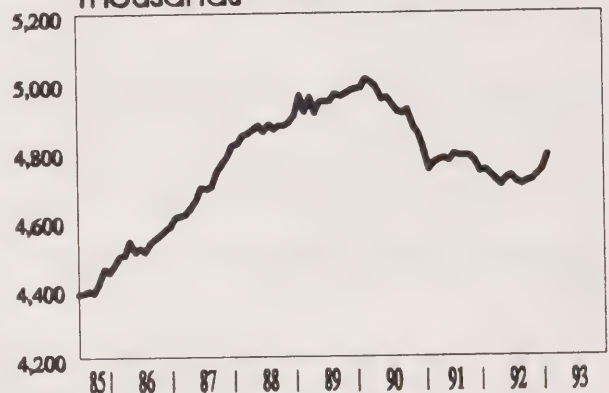
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## Ontario's Economy

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Economic improvement continues promising improvements in consumer confidence and housing demand. Ontario's seasonally adjusted employment jumped by a whopping 66,000 jobs in January lifting it to the highest level in almost a year and a half. The employment gain brought about noticeable increases in the labour force and a rapid reduction in the unemployment rate to 10.4 per cent from 11.1 per cent in the previous month. Jobs appeared in agriculture; construction; wholesale and retail trade; finance insurance and real estate; and community, business and personal services. Sectors which lost jobs included the primary industries; transportation and electrical power; and public administration. Out of Ontario's ten Census Metropolitan Areas, only Hamilton was on a downward seasonally adjusted employment trend.

**Ontario employment is recovering**  
Thousands



Source of data: CANSIM

Indicators of consumer confidence are mixed. Ontario passenger vehicle sales, which experienced a significant jump in December, were on an upward trend from their mid 1992 low. December's seasonally adjusted retail sales inched down from the previous month, but their general trend is a gently growing one. Indicators of business confidence were also foggy. The seasonally adjusted Ontario help wanted index inched up in December, but the seasonally adjusted number of bankruptcies rose. December's shipments of Ontario manufacturing industries rose to the highest level in over two years.

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## New Data

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CMHC has introduced a new set of de-seasonalized single and multiple home starts data. Commencing in January of 1993, seasonal factors are being calculated for starts in each of the five regions of the country: Atlantic, Quebec, Ontario, Prairies, and British Columbia. The new series are available, back to 1966, from the national publication "Housing Information Monthly".

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\* Multiple Listing Service (MLS) is a registered certification mark of The Canadian Real Estate Association.

# COMPARISON OF JANUARY 1993 HOME STARTS TO JANUARY 1992

JANUARY	Single detached units		Multiple family homes		Total starts	
	1993	1992	% change	1993	1992	% change
<b>CENSUS MET. AREAS</b>						
HAMILTON	133	21	##	57	190	26
KITCHENER	44	52	-15	116	160	-14
LONDON	35	44	-20	61	96	-34
OSHAWA	62	126	-51	18	80	-56
OTTAWA(ONT)	99	72	38	71	170	-15
ST.CATHS.NIAG.	43	16	169	28	71	129
SUDBURY	25	37	-32	28	53	-16
THUN.BAY	3	17	-82	2	5	-71
TORONTO	501	430	17	146	647	-17
WINDSOR	47	33	42	37	84	-1
<b>TOTAL METRO</b>	<b>992</b>	<b>848</b>	<b>17</b>	<b>564</b>	<b>1,556</b>	<b>-16</b>
<b>OTHER URBAN</b>	<b>237</b>	<b>153</b>	<b>55</b>	<b>47</b>	<b>284</b>	<b>-49</b>
<b>URBAN ONTARIO *</b>	<b>1,229</b>	<b>1,001</b>	<b>23</b>	<b>611</b>	<b>1,840</b>	<b>-23</b>
<b>URBAN CANADA *</b>	<b>3,109</b>	<b>3,358</b>	<b>-7</b>	<b>3,367</b>	<b>7,450</b>	<b>-13</b>

\* - Indicates a value for urban centres with a population of 10,000 or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION

## BY TYPE AND TENURE (INTENDED MARKET)

### MONTH & YEAR TO DATE - ONTARIO

STARTS: JAN 1993      COMPLETIONS: JAN 1993      UNDER CONSTRUCTION  
AT END OF JAN 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	1,228	164	174	0	1,566	2,116	208	236	0	2,560	8,114	819	919	0	9,852
RENTAL	0	2	83	22	107	0	2	155	1,129	1,286	15	28	1,178	9,029	10,250
CONDO	0	0	97	35	132	7	6	102	271	386	11	12	645	1,999	2,667
CO-OP	0	0	0	34	34	0	0	44	61	105	0	0	491	2,165	2,656
UNKNOWN	1	0	0	0	1	0	0	0	0	0	1	0	0	0	1
<b>TOTAL URBAN ONT</b>	<b>1,229</b>	<b>166</b>	<b>354</b>	<b>91</b>	<b>1,840</b>	<b>2,123</b>	<b>216</b>	<b>537</b>	<b>1,461</b>	<b>4,337</b>	<b>8,141</b>	<b>859</b>	<b>3,233</b>	<b>13,193</b>	<b>25,426</b>

COMPLETIONS: YTD JAN 1993

STARTS: YTD JAN 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	1,228	164	174	0	1,566	2,116	208	236	0	2,560
RENTAL	0	2	83	22	107	0	2	155	1,129	1,286
CONDO	0	0	97	35	132	7	6	102	271	386
CO-OP	0	0	0	34	34	0	0	44	61	105
UNKNOWN	1	0	0	0	1	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>1,229</b>	<b>166</b>	<b>354</b>	<b>91</b>	<b>1,840</b>	<b>2,123</b>	<b>216</b>	<b>537</b>	<b>1,461</b>	<b>4,337</b>

Note: Rental includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units.



# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION

## BY CMA, CA AND REGIONAL MUNICIPALITY

STARTS: YTD JAN 1993

COMPLETIONS: YTD JAN 1993

UNDER CONSTRUCTION  
AT END OF JAN 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>CENSUS METRO AREA</b>															
HAMILTON	133	0	57	0	190	147	6	131	184	468	387	4	364	319	1,074
KITCHENER	44	4	112	0	160	84	16	23	152	275	259	60	319	400	1,038
LONDON	35	6	55	0	96	71	14	30	0	115	177	26	253	353	809
OSHAWA	62	6	0	12	80	62	4	0	0	66	388	36	179	321	924
OTTAWA	99	2	69	0	170	202	2	85	368	657	513	33	292	446	1,284
ST. CATHARINES	43	6	0	22	71	58	8	20	0	86	217	44	215	379	855
SUDBURY	25	8	0	20	53	56	10	0	118	184	112	22	85	202	421
THUNDER BAY	3	2	0	0	5	42	0	0	0	42	128	14	0	124	266
TORONTO	501	116	28	2	647	894	108	174	365	1,541	4,135	420	848	8,826	14,229
WINDSOR	47	2	0	35	84	115	6	4	0	125	290	12	32	95	429
<b>CENSUS AGGLOMERATES</b>															
BARRIE	48	0	0	0	48	73	0	14	0	87	215	2	30	168	415
BELLEVILLE	6	0	0	0	6	10	0	0	0	10	78	0	88	11	177
BRANTFORD	1	0	0	0	1	8	2	0	0	10	82	26	3	178	289
CORNWALL	6	4	0	0	10	23	6	5	0	34	30	10	0	0	40
GUELPH	0	0	0	0	0	23	0	0	0	23	35	0	100	218	353
KINGSTON	15	2	0	0	17	25	16	3	0	44	125	28	108	291	552
NORTH BAY	5	2	0	0	7	16	6	0	42	64	37	30	88	167	322
PETERBOROUGH	5	0	0	0	5	19	0	0	6	25	80	0	47	24	151
SARNIA	9	0	0	0	9	18	0	0	0	18	49	6	0	202	257
SAULT STE MARIE	6	0	0	0	6	12	0	0	160	172	29	0	0	51	80
<b>OTHER ONT AREAS*</b>	136	6	33	0	175	165	12	48	66	291	775	86	182	418	1,461
<b>URBAN ONTARIO*</b>	1,229	166	354	91	1,840	2,123	216	537	1,461	4,337	8,141	859	3,233	13,193	25,426
<b>URBAN CANADA*</b>	3,109	642	854	1,871	6,476	5,087	677	1,149	2,877	9,790	22,487	3,386	8,042	32,214	66,129

\* Urban centres with a population of 10,000 persons or more.

STARTS: JAN 1993

COMPLETIONS: JAN 1993

UNDER CONSTRUCTION  
AT END OF JAN 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER, T	1	0	0	0	1	7	0	0	0	7	18	0	17	0	35
BURLINGTON, C	13	0	57	0	70	27	0	6	36	69	64	0	146	169	379
DUNDAS, T	2	0	0	0	2	3	0	0	0	3	12	0	55	0	67
FLAMBOROUGH, TWP	43	0	0	0	43	21	0	0	0	21	72	0	0	0	72
GLANBROOKE, TWP	3	0	0	0	3	11	0	0	24	35	40	0	0	0	40
GRIMSBY, T	12	0	0	0	12	7	0	8	0	15	34	4	0	0	38
HAMILTON, C	45	0	0	0	45	49	6	63	124	242	88	0	95	57	240
STONEY CREEK, C	14	0	0	0	14	22	0	54	0	76	59	0	51	93	203
<b>TOTAL</b>	<b>133</b>	<b>0</b>	<b>57</b>	<b>0</b>	<b>190</b>	<b>147</b>	<b>6</b>	<b>131</b>	<b>184</b>	<b>468</b>	<b>387</b>	<b>4</b>	<b>364</b>	<b>319</b>	<b>1,074</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE, C	8	0	13	0	21	20	8	0	112	140	61	18	155	124	358
DUMFRIES NORTH, TWP	0	0	0	0	0	0	0	0	0	0	2	0	8	0	10
KITCHENER, C	8	2	23	0	33	42	6	23	40	111	108	28	80	208	424
WATERLOO, C	23	2	76	0	101	18	2	0	0	20	79	14	76	68	237
WOOLWICH, TWP	5	0	0	0	5	4	0	0	0	4	9	0	0	0	9
<b>TOTAL</b>	<b>44</b>	<b>4</b>	<b>112</b>	<b>0</b>	<b>160</b>	<b>84</b>	<b>16</b>	<b>23</b>	<b>152</b>	<b>275</b>	<b>259</b>	<b>60</b>	<b>319</b>	<b>400</b>	<b>1,038</b>
<b>LONDON CMA</b>															
BELMONT, VIL	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3
DELAWARE, TWP	1	0	0	0	1	6	0	0	0	6	5	0	0	0	5
DORCHESTER NORTH, TWP	0	0	0	0	0	0	0	0	0	0	6	0	0	23	29
LOBO, TWP	1	0	0	0	1	2	0	0	0	2	5	0	0	0	5
LONDON, C	24	6	55	0	85	49	12	30	0	91	135	16	253	314	718
LONDON, TWP	5	0	0	0	5	2	0	0	0	2	10	0	0	0	10
NISSOURI WEST, TWP	1	0	0	0	1	2	0	0	0	2	3	0	0	0	3
PORT STANLEY, VIL	0	0	0	0	0	0	0	0	0	0	9	8	0	16	33
ST THOMAS, C	3	0	0	0	3	3	2	0	0	5	1	0	0	0	1
SOUTHWOLD, TWP	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
WESTMINSTER, T	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
YARMOUTH, TWP	0	0	0	0	0	7	0	0	0	7	1	0	0	0	1
<b>TOTAL</b>	<b>35</b>	<b>6</b>	<b>55</b>	<b>0</b>	<b>96</b>	<b>71</b>	<b>14</b>	<b>30</b>	<b>0</b>	<b>115</b>	<b>177</b>	<b>26</b>	<b>253</b>	<b>353</b>	<b>809</b>



STARTS: JAN 1993

COMPLETIONS: JAN 1993

UNDER CONSTRUCTION  
AT END OF JAN 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE, T	30	0	0	12	42	35	0	0	0	35	148	0	58	26	232
OSHAWA, C	5	6	0	0	11	13	4	0	0	17	50	36	0	170	256
WHITBY, T	27	0	0	0	27	14	0	0	0	14	190	0	121	125	436
<b>TOTAL</b>	<b>62</b>	<b>6</b>	<b>0</b>	<b>12</b>	<b>80</b>	<b>62</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>66</b>	<b>388</b>	<b>36</b>	<b>179</b>	<b>321</b>	<b>924</b>
<b>OTTAWA CMA</b>															
CLARENCE, TWP	5	0	0	0	5	13	0	0	0	13	23	0	0	0	23
CUMBERLAND, TWP	14	0	34	0	48	17	0	22	0	39	33	0	18	0	51
GLOUCESTER, C	2	0	0	0	2	3	0	0	0	3	63	0	48	0	111
GOULBOURNE, TWP	5	0	27	0	32	21	0	0	0	21	9	10	32	0	51
KANATA, C	34	0	0	0	34	25	0	24	0	49	200	2	60	0	262
NEPEAN, C	8	2	0	0	10	28	0	8	0	36	64	2	42	113	221
OSGOODE, TWP	10	0	0	0	10	16	0	0	0	16	35	0	4	0	39
OTTAWA, C	0	0	8	0	8	25	2	31	368	426	26	19	73	333	451
RIDEAU, TWP	5	0	0	0	5	32	0	0	0	32	8	0	0	0	8
ROCKCLIFFE PARK, VIL	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
ROCKLAND, T	0	0	0	0	0	6	0	0	0	6	2	0	12	0	14
VANIER, C	0	0	0	0	0	0	0	0	0	0	1	0	3	0	4
WEST CARLETON, TWP	16	0	0	0	16	16	0	0	0	16	44	0	0	0	44
<b>TOTAL</b>	<b>99</b>	<b>2</b>	<b>69</b>	<b>0</b>	<b>170</b>	<b>202</b>	<b>2</b>	<b>85</b>	<b>368</b>	<b>657</b>	<b>513</b>	<b>33</b>	<b>292</b>	<b>446</b>	<b>1,284</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE, T	3	0	0	0	3	8	0	0	0	8	31	2	0	0	33
LINCOLN, T	3	0	0	0	3	4	0	6	0	10	16	2	4	0	22
NIAGARA-FALLS, C	5	0	0	0	5	10	0	0	0	10	43	18	24	187	272
NIAGARA-ON-THE-LAKE, T	1	0	0	0	1	1	0	0	0	1	16	0	0	0	16
PELHAM, T	4	0	0	0	4	10	0	0	0	10	30	0	0	12	42
PORT COLBOURNE, C	2	0	0	0	2	0	0	0	0	0	6	0	0	0	6
ST. CATHARINES, C	17	4	0	0	21	10	0	14	0	24	27	4	173	158	362
THOROLD, C	5	0	0	0	5	4	2	0	0	6	14	4	14	0	32
WAINFLEET, TWP	0	0	0	0	0	2	0	0	0	2	4	0	0	0	4
WELLAND, C	3	2	0	22	27	9	6	0	0	15	30	14	0	22	66
<b>TOTAL</b>	<b>43</b>	<b>6</b>	<b>0</b>	<b>22</b>	<b>71</b>	<b>58</b>	<b>8</b>	<b>20</b>	<b>0</b>	<b>86</b>	<b>217</b>	<b>44</b>	<b>215</b>	<b>379</b>	<b>855</b>

## STARTS: JAN 1993

## COMPLETIONS: JAN 1993

UNDER CONSTRUCTION  
AT END OF JAN 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKEL CENTRE,T	11	8	0	4	23	22	2	0	0	28	18	8	0	2	28
ONAPING FALLS,T	0	0	0	0	0	1	0	0	0	1	6	0	0	0	6
RAYSIDE-BALFOUR,T	0	0	0	8	8	5	2	0	0	15	2	0	0	0	2
SUDBURY,T	11	0	0	8	19	18	6	0	106	130	34	14	60	186	294
VALLEY EAST,T	0	0	0	0	0	9	0	0	0	9	35	0	25	14	74
WALDEN,T	3	0	0	0	3	1	0	0	0	1	17	0	0	0	17
<b>TOTAL</b>	<b>25</b>	<b>8</b>	<b>0</b>	<b>20</b>	<b>53</b>	<b>56</b>	<b>10</b>	<b>0</b>	<b>118</b>	<b>184</b>	<b>112</b>	<b>22</b>	<b>85</b>	<b>202</b>	<b>421</b>
<b>THUNDER BAY CMA</b>															
COMMEE,TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING,TWP	0	0	0	0	0	0	0	0	0	0	7	0	0	0	7
O'CONNOR,TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OLIVER,TWP	0	0	0	0	0	0	0	0	0	0	11	0	0	0	11
PAIPOONGE,TWP	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
SHUNIAH,TWP	0	0	0	0	0	5	0	0	0	5	7	0	0	0	7
THUNDER BAY,C	3	2	0	0	5	37	0	0	0	37	97	14	0	124	235
<b>TOTAL</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>126</b>	<b>14</b>	<b>0</b>	<b>124</b>	<b>266</b>
<b>WINDSOR CMA</b>															
ALERDON,TWP	0	0	0	0	0	6	0	0	0	6	10	0	0	0	10
BELLE RIVER,T	0	0	0	0	0	3	0	0	0	3	0	0	0	0	0
COLCHESTER NORTH,TWP	0	0	0	0	0	1	0	0	0	1	4	0	0	0	4
ESSEX,T	0	0	0	0	0	13	0	0	0	13	6	0	0	0	6
MAIDSTONE,TWP	3	0	0	0	3	6	0	0	0	6	4	0	0	0	4
ROCHESTER,TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ST CLAIR BEACH,VIL	0	0	0	0	0	6	0	0	0	6	28	0	0	0	28
SANDWICH SOUTH,TWP	11	0	0	35	46	26	0	0	0	26	75	0	0	35	110
SANDWICH WEST,TWP	5	2	0	0	7	15	6	0	0	21	30	6	0	0	36
TECUMSEH,T	25	0	0	0	25	38	0	4	0	42	83	6	32	60	181
WINDSOR,C															
<b>TOTAL</b>	<b>47</b>	<b>2</b>	<b>0</b>	<b>35</b>	<b>84</b>	<b>115</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>125</b>	<b>290</b>	<b>12</b>	<b>32</b>	<b>95</b>	<b>429</b>



STARTS: JAN 1993

COMPLETIONS: JAN 1993

UNDER CONSTRUCTION  
AT END OF JAN 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	5	0	0	0	5	2	0	0	0	2	37	2	20	1,307	1,366
SCARBOROUGH,C	27	0	0	0	27	31	0	0	133	164	138	0	18	897	1,053
TORONTO,C	3	0	0	2	5	12	0	0	0	12	34	24	13	2,280	2,351
YORK,C	0	0	0	0	0	3	0	0	232	235	11	6	16	203	236
YORK EAST,B	0	0	0	0	0	3	0	0	0	3	5	2	2	128	135
YORK NORTH,C	12	0	0	0	12	50	0	0	0	50	291	2	61	1,835	2,189
<b>TOTAL</b>	<b>47</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>49</b>	<b>101</b>	<b>0</b>	<b>0</b>	<b>365</b>	<b>466</b>	<b>516</b>	<b>36</b>	<b>128</b>	<b>6,650</b>	<b>7,330</b>
<b>YORK REGION</b>															
AURORA,T	9	0	0	0	9	8	0	7	0	15	129	0	0	83	212
EAST GWILLIMBURY,T	30	0	0	0	30	2	0	0	0	2	49	0	0	0	49
GEORGINA,TWP	18	0	0	0	18	43	0	0	0	43	186	0	0	0	186
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KING,TWP	0	0	0	0	0	0	0	0	0	0	38	0	0	0	38
MARKHAM,T	7	0	0	0	7	156	0	8	0	164	274	0	0	0	274
NEWMARKET,T	30	0	0	0	30	62	0	0	0	62	147	0	82	218	447
RICHMOND HILL,T	31	0	0	0	31	60	0	0	0	60	423	2	145	24	594
VAUGHAN,C	41	0	0	0	41	54	0	0	0	54	350	0	0	457	807
WHITCHURCH-STOUFF,T	1	0	0	0	1	1	0	0	0	1	14	0	0	0	14
<b>TOTAL</b>	<b>167</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>167</b>	<b>391</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>406</b>	<b>1,610</b>	<b>2</b>	<b>227</b>	<b>782</b>	<b>2,621</b>
<b>PEEL REGION</b>															
BRAMPTON,C	49	8	28	0	85	49	0	56	0	105	332	12	85	264	693
CALEDON,T	15	0	0	0	15	42	2	25	0	69	61	0	62	0	123
MISSISSAUGA,C	106	102	0	0	208	182	92	34	0	308	767	350	237	1,029	2,383
<b>TOTAL</b>	<b>170</b>	<b>110</b>	<b>28</b>	<b>0</b>	<b>308</b>	<b>273</b>	<b>94</b>	<b>115</b>	<b>0</b>	<b>482</b>	<b>1,180</b>	<b>362</b>	<b>384</b>	<b>1,293</b>	<b>3,199</b>
<b>OTHER AREAS</b>															
AJAX,T	1	0	0	0	1	9	0	5	0	14	281	0	45	101	427
ALLST/BEEHN/TECM/TOTTN,T	14	0	0	0	14	15	0	31	0	46	67	0	0	0	67
BRADFORD,W.GWILLIMBURY,T	1	0	0	0	1	7	0	0	0	7	24	0	0	0	24
HALTON HILLS,T	48	0	0	0	48	29	0	0	0	29	121	0	0	0	121
MILTON,T	0	0	0	0	0	1	0	0	0	1	13	0	0	0	13
OAKVILLE,T	25	6	0	0	31	7	14	8	0	29	145	20	56	0	221
ORANGEVILLE,T	0	0	0	0	0	14	0	0	0	14	34	0	0	0	34
PICKERING,T	20	0	0	0	20	38	0	0	0	38	119	0	8	0	127
UXBRIDGE,TWP	8	0	0	0	8	9	0	0	0	9	45	0	0	0	45
<b>TOTAL</b>	<b>117</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>123</b>	<b>129</b>	<b>14</b>	<b>44</b>	<b>0</b>	<b>187</b>	<b>849</b>	<b>20</b>	<b>109</b>	<b>101</b>	<b>1,079</b>
<b>TOTAL TORONTO CMA</b>	<b>501</b>	<b>116</b>	<b>28</b>	<b>2</b>	<b>647</b>	<b>894</b>	<b>103</b>	<b>174</b>	<b>365</b>	<b>1,541</b>	<b>4,135</b>	<b>420</b>	<b>848</b>	<b>8,826</b>	<b>14,229</b>

# MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED

BY CMA AND CA OVER 50,000+

AT COMPLETION OF: JAN 1993

	SINGLE			SEMI-DETACHED		
	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS
CENSUS METRO AREA						
HAMILTON	206	187	121	135	130	8
KITCHENER	176	165	77	136	145	10
LONDON	215	191	76	123	120	7
OSHAWA	193	180	63	152	140	5
OTTAWA	230	180	188	153	170	5
ST. CATHARINES	184	169	63	103	97	11
SUDBURY	166	165	58	135	135	5
THUNDER BAY	172	165	40	0	0	0
TORONTO	328	280	933	188	180	118
WINDSOR	186	160	97	110	110	4

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CMHC Ontario consists of six (6) large Branch Offices and eight (8) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1991 Census boundaries.

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### **HOUSING MARKET FORECAST**

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ONTARIO HOUSING  
MARKET REPORT

FEBRUARY 1993



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## **BUILDERS' FORECAST**

This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

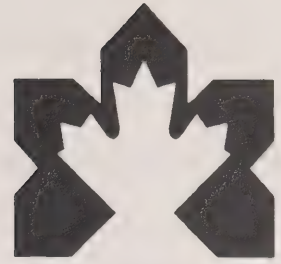
## **HOUSING MARKET FORECAST**

This report includes forecasts of the local economy, interest rates and key new and existing housing indicators such as starts, supply of land, labour and materials, sales, prices, and resale listings. It is produced semi-annually in the spring and fall in smaller markets to replace the Real Estate and Builders' forecasts.

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A report produced by some offices to indicate the state of the retirement home market. Vacancy rates, per diem rates, and new construction for retirement homes are summarized annually.

# Ontario



## Housing Market Report

Canada Mortgage and Housing Corporation  
Ontario Regional Office  
2255 Sheppard Avenue, East Suite E222  
Willowdale, Ontario M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back of the report for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

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Regional Economist: Alex Medow . . . . (416) 495-2058



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## ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

### New Home Construction

Assisted construction declines are keeping Ontario starts down. New housing construction in Ontario began the year on a very low note, but the pace is picking up. February's urban Ontario housing starts were at a 38,500 Seasonally Adjusted Annual Rate (SAAR) which, though up from January's level of 32,200 SAAR, is significantly lower than last year's total of 48,693 urban starts.

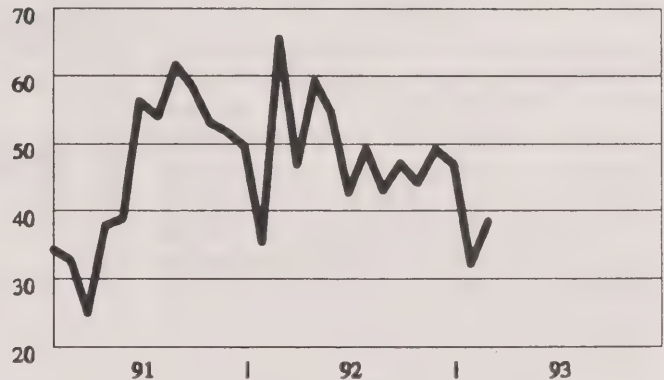
This weakness is due to a drop off in assisted housing starts. There were only 165 assisted rental starts year-to-date in February 1993 as compared to 2,654 during the same period last year. Single-detached home starts are doing quite well and the 576 condominium starts for the first two months of 1993 are almost triple the 198 for the same period last year.

Single starts at 25,100 SAAR in February are marginally lower than January's 25,700 SAAR, but are higher than last year's urban level of 22,571.

### February's key home starts numbers:

- Urban Ontario had 1,674 new dwelling units started in February 1993. This was 50 per cent lower than the 3,205 units started in February 1992. Single-detached Starts (967 units) rose 22 per cent and multiple unit starts (707 units) fell 71 per cent from February last year.
- Urban Canada reported 6,163 units started in February 1993, a drop of 14 per cent from the 7,131 units started in the same month last year. Singles (2,941 units) rose three per cent and multiple starts (3,222 units) fell 25 per cent.
- On a seasonally adjusted basis, Ontario's annual rate of urban starts increased to 38,500 in February from January's low of 32,200. Last year's February annual urban starts rate was higher at 65,500. Last year's total of 48,693 urban Ontario starts was also higher.

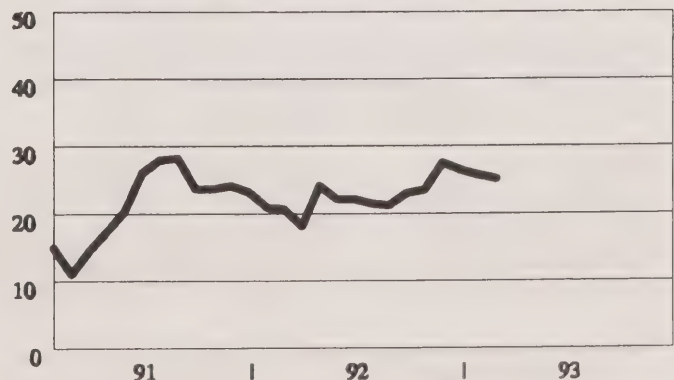
**Ontario starts rebounded in February**  
Thousands of units, SAAR



**Multiple family starts inched up**  
Thousands of units, SAAR



**Single home starts edged down**  
Thousands of units, SAAR





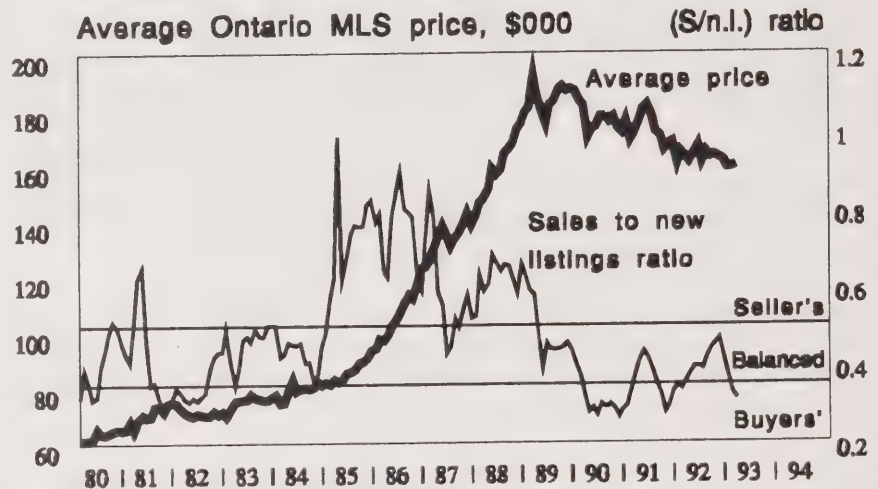
- Canada's urban starts were at 125,000 SAAR in February 1993, up from January's 116,600 SAAR. Last year Canada's February SAAR starts were higher at 139,700. Total urban Canada starts in 1992 at 140,126 were also higher.

## Existing Home Market

Demand for Ontario's existing homes weakened. February's sales through the Multiple Listing Service (MLS\*), were on a downward trend in all ten of Ontario's major metropolitan markets. Recession ravaged Toronto's average MLS price turned upward, but the accompanying sales decline confirmed consumer confidence and housing demand are still shaky. Some blame February's harsh winter weather for the lower than expected sales. Price trend directions varied across Ontario's CMAs but the sales to new listings ratios declined in all of them. These sales to new listings declines speak of a persisting price weakness.

### Ontario's price adjustment to market pressure

Market pressure, measured by the sales to new listings ratio, recently declined



## Ontario's Economy

Source of raw data: Canadian Real Estate Association  
Seasonal Adjustment: CMHC

Lower mortgage rates and jobs should boost Ontario consumers' confidence and housing demand this year. February's seasonally adjusted employment grew by 6,000 jobs to 4,786,000. This increase followed a large 66,000 job jump the month before. Ontario's unemployment rate declined to ten per cent, but this latest month's unemployment decline is a little misleading. The labour force participation rate and the labour force both declined, implying that more people stayed at home and were not counted as part of the labour force or as unemployed. If we ignore month to month labour force data volatility, Ontario's longer term trends are improving. Full-time new jobs are appearing. Employment is recovering at a healthy pace, the labour force is growing, unemployment is falling and the participation rate is flat. Of the pre-retirement age groups, only the 15 to 24 year age group hasn't seen a significant job recovery yet, but then again this age group's population is shrinking.

On a geographical basis, February's employment increased in eight of Ontario's ten Census Metropolitan areas. The exceptions were St Catharines, where it remained flat, and Thunder Bay where employment declined marginally.

Ontario indicators of consumer confidence remain mixed, despite the strong job growth of the last few months. Retail sales, which inched up through most of last year, grew moderately stronger in January. But, Ontario sales of both overseas and North American manufactured vehicles declined. Business confidence is still shaky. Ontario bankruptcies still remain high and the help wanted index is moving up at only a snails pace.

\* Multiple Listing Service (MLS) is a registered certification mark of The Canadian Real Estate Association.

# COMPARISON OF YEAR-TO-DATE FEBRUARY 1993 STARTS TO FEBRUARY 1992

	Single detached units		Multiple family homes		Total starts	
	1993	1992	% change	1993	1992	% change
<b>CENSUS MET AREAS</b>						
HAMILTON	179	70	156	57	236	1
KITCHENER	156	70	123	122	278	-16
LONDON	78	67	16	90	168	-39
OSHAWA	105	253	-58	20	125	-78
OTTAWA(ONT)	143	130	10	157	300	-57
ST.CATHS.NIAG.	68	37	84	71	139	148
SUDBURY	38	47	-19	36	74	-4
THUN.BAY	3	19	-84	2	5	-85
TORONTO	1,044	782	34	645	1,689	-20
WINDSOR	72	64	13	52	124	3
<b>TOTAL METRO</b>	<b>1,886</b>	<b>1,539</b>	<b>23</b>	<b>1,252</b>	<b>3,138</b>	<b>-30</b>
<b>OTHER URBAN</b>	<b>310</b>	<b>260</b>	<b>19</b>	<b>66</b>	<b>376</b>	<b>-66</b>
<b>URBAN ONTARIO *</b>	<b>2,196</b>	<b>1,799</b>	<b>22</b>	<b>1,318</b>	<b>3,514</b>	<b>-37</b>
<b>URBAN CANADA *</b>	<b>6,050</b>	<b>6,218</b>	<b>-3</b>	<b>6,589</b>	<b>14,602</b>	<b>-13</b>

\* Indicates numbers for urban centres with a population of 10,000 or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION

## BY TYPE AND TENURE (INTENDED MARKET)

### MONTH & YEAR TO DATE - ONTARIO

STARTS: FEB 1993      COMPLETIONS: FEB 1993      UNDER CONSTRUCTION  
AT END OF FEB 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	967	90	84	0	1,141	1,500	162	135	0	1,797	7,545	775	868	0	9,188
RENTAL	0	0	14	43	57	0	2	35	567	604	15	26	1,157	8,521	9,719
CONDO	0	2	282	160	444	0	0	55	0	55	11	14	864	2,116	3,005
CO-OP	0	0	32	0	32	0	0	0	48	48	0	0	523	2,115	2,638
UNKNOWN	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
<b>TOTAL URBAN ONT</b>	<b>967</b>	<b>92</b>	<b>412</b>	<b>203</b>	<b>1,674</b>	<b>1,500</b>	<b>164</b>	<b>225</b>	<b>615</b>	<b>2,504</b>	<b>7,572</b>	<b>815</b>	<b>3,412</b>	<b>12,752</b>	<b>24,551</b>

STARTS: YTD FEB 1993      COMPLETIONS: YTD FEB 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	2,195	254	258	0	2,707	3,616	370	371	0	4,357
RENTAL	0	2	97	65	164	0	4	190	1,696	1,890
CONDO	0	2	379	195	576	7	6	157	271	441
CO-OP	0	0	32	34	66	0	0	44	109	153
UNKNOWN	1	0	0	0	1	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>2,196</b>	<b>258</b>	<b>766</b>	<b>294</b>	<b>3,514</b>	<b>3,623</b>	<b>380</b>	<b>762</b>	<b>2,076</b>	<b>6,841</b>

Note: Rental includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units.



# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION

## BY CMA, CA AND REGIONAL MUNICIPALITY

		STARTS: YTD FEB 1993				COMPLETIONS: YTD FEB 1993				UNDER CONSTRUCTION AT END OF FEB 1993						
		SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
CENSUS METRO AREA																
HAMILTON	179	0	57	0	0	236	200	6	138	184	528	380	4	349	319	1,052
KITCHENER	156	4	118	0	0	278	161	32	23	152	368	294	44	325	400	1,063
LONDON	78	16	74	0	0	168	109	22	37	4	172	182	28	265	349	824
OSHAWA	105	8	0	12	0	125	139	10	0	0	149	355	32	179	321	887
OTTAWA	143	4	153	0	0	300	369	6	164	368	907	390	31	297	446	1,164
ST. CATHARINES	68	10	32	29	0	139	100	16	20	55	191	200	40	247	329	816
SUDBURY	38	12	0	24	0	74	93	12	0	134	239	88	24	85	190	387
THUNDER BAY	3	2	0	0	0	5	55	2	0	0	57	115	12	0	124	251
TORONTO	1,044	178	291	176	0	1,689	1,542	200	254	826	2,822	3,993	420	1,031	8,555	13,999
WINDSOR	72	2	0	50	0	124	196	8	12	3	219	234	10	24	107	375
CENSUS AGGLOMERATES																
BARRIE	59	0	0	0	0	59	100	0	44	74	218	199	2	0	94	295
BELLEVILLE	6	0	0	0	0	6	21	0	0	0	21	67	0	88	11	166
BRANTFORD	2	0	0	0	0	2	32	12	0	0	44	59	16	3	178	256
CORNWALL	9	8	0	0	0	17	30	8	5	0	43	26	12	0	0	38
GUELPH	8	0	0	0	0	8	37	0	0	0	37	29	0	100	218	347
KINGSTON	25	6	0	0	0	31	41	18	12	0	71	119	30	99	291	539
NORTH BAY	6	2	0	3	0	11	20	8	0	42	70	34	28	88	170	320
PETERBOROUGH	10	0	0	0	0	10	41	0	0	6	47	63	0	47	24	134
SARNIA	12	0	0	0	0	12	19	0	0	0	19	51	6	0	159	216
SAULT STE MARIE	7	0	0	0	0	7	17	0	0	160	177	25	0	0	51	76
OTHER ONT AREAS*	166	6	41	0	0	213	301	20	53	68	442	669	76	185	416	1,346
URBAN ONTARIO*	2,196	258	766	294		3,514	3,623	380	762	2,076	6,841	7,572	815	3,412	12,752	24,551
URBAN CANADA*	6,050	1,100	1,836	3,653		12,639	9,135	1,194	1,900	4,566	16,795	21,338	3,343	8,262	32,192	65,135

\*Urban centres with a population of 10,000 persons or more.

STARTS: FEB 1993

COMPLETIONS: FEB 1993

UNDER CONSTRUCTION  
AT END OF FEB 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER,T	1	0	0	0	1	7	0	3	0	10	12	0	14	0	26
BURLINGTON,C	23	0	0	0	23	12	0	0	0	12	75	0	146	169	390
DUNDAS,T	3	0	0	0	3	5	0	4	0	9	10	0	51	0	61
FLAMBOROUGH,TWP	3	0	0	0	3	14	0	0	0	14	61	0	0	0	61
GLANBROOKE,TWP	3	0	0	0	3	2	0	0	0	3	41	0	0	0	41
GRIMSBY,T	4	0	0	0	4	3	0	0	0	3	35	4	0	0	39
HAMILTON,C	3	0	0	0	3	1	0	0	0	1	90	0	87	57	234
STONE CREEK,C	6	0	0	0	6	9	0	0	0	9	56	0	51	93	200
<b>TOTAL</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>46</b>	<b>53</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>60</b>	<b>380</b>	<b>4</b>	<b>349</b>	<b>319</b>	<b>1,052</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE,C	51	0	0	0	51	20	4	0	0	24	92	14	155	124	385
DUMFRIES NORTH,TWP	1	0	0	0	1	0	0	0	0	0	3	0	8	0	11
KITCHENER,C	49	0	0	0	49	36	8	0	0	44	121	20	80	208	429
WATERLOO,C	11	0	6	0	17	20	4	0	0	24	70	10	82	68	230
WOOLWICH,TWP	0	0	0	0	0	1	0	0	0	1	8	0	0	0	8
<b>TOTAL</b>	<b>112</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>118</b>	<b>77</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>93</b>	<b>294</b>	<b>44</b>	<b>325</b>	<b>400</b>	<b>1,063</b>
<b>LONDON CMA</b>															
BELMONT,VIL	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3
DELAWARE,TWP	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
DORCHESTER NORTH,TWP	4	0	0	0	4	3	0	0	0	3	7	0	0	23	30
LOBO,TWP	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
LONDON,C	30	6	19	0	55	33	6	7	0	46	132	16	265	314	727
LONDON,TWP	1	0	0	0	1	1	0	0	0	1	10	0	0	0	10
NISSOURI WEST,TWP	0	0	0	0	0	1	0	0	0	0	3	0	0	0	3
PORT STANLEY,VIL	0	0	0	0	0	0	0	0	0	0	11	0	0	0	11
ST THOMAS,C	2	4	0	0	6	0	2	0	4	6	1	10	0	12	33
SOUTHWOLD,TWP	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
WESTMINSTER,T	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
YARMOUTH,TWP	6	0	0	0	6	0	0	0	0	0	7	0	0	0	7
<b>TOTAL</b>	<b>43</b>	<b>10</b>	<b>19</b>	<b>0</b>	<b>72</b>	<b>38</b>	<b>8</b>	<b>7</b>	<b>4</b>	<b>57</b>	<b>182</b>	<b>28</b>	<b>265</b>	<b>349</b>	<b>824</b>



## STARTS: FEB 1993

## COMPLETIONS: FEB 1993

UNDER CONSTRUCTION  
AT END OF FEB 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE,T	22	2	0	0	24	31	0	0	0	31	139	2	58	26	225
OSHAWA,C	3	0	0	0	3	13	6	0	0	19	41	30	0	170	241
WHITEV,T	18	0	0	0	18	33	0	0	0	33	175	0	121	125	421
<b>TOTAL</b>	<b>43</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>77</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>83</b>	<b>355</b>	<b>32</b>	<b>179</b>	<b>321</b>	<b>887</b>
<b>OTTAWA CMA</b>															
CLARENCE,TWP	2	0	0	0	2	9	0	0	0	9	16	0	0	0	16
CUMBERLAND,TWP	10	0	23	0	33	27	0	18	0	45	16	0	23	0	39
GLOUCESTER,C	2	0	0	0	2	29	0	0	0	29	36	0	48	0	84
GOULBOURNE,TWP	9	0	0	0	9	1	0	0	0	1	17	10	32	0	59
KANATA,C	16	0	56	0	72	38	0	12	0	50	178	2	104	0	284
NEPEAN,C	2	0	5	0	7	33	2	42	0	77	33	0	5	113	151
OSGOODE,TWP	2	0	0	0	2	9	0	4	0	13	28	0	0	0	28
OTTAWA,C	1	0	0	0	1	6	2	0	0	8	21	17	73	333	444
RIDEAU,TWP	0	0	0	0	0	3	0	0	0	3	5	0	0	0	5
ROCKCLIFFE PARK,VIL	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
ROCKLAND,T	0	0	0	0	0	1	0	0	0	1	1	0	12	0	13
VANIER,C	0	2	0	0	2	1	0	3	0	4	0	2	0	0	2
WEST CARLETON,TWP	0	0	0	0	0	10	0	0	0	10	34	0	0	0	34
<b>TOTAL</b>	<b>44</b>	<b>2</b>	<b>84</b>	<b>0</b>	<b>130</b>	<b>167</b>	<b>4</b>	<b>79</b>	<b>0</b>	<b>250</b>	<b>390</b>	<b>31</b>	<b>297</b>	<b>446</b>	<b>1,164</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE,T	0	2	0	0	2	8	0	0	0	8	23	4	0	0	27
LINCOLN,T	1	0	0	7	8	2	0	0	7	9	15	2	4	0	21
NIAGARA-FALLS,C	6	2	0	0	8	3	4	0	0	7	46	16	24	187	273
NIAGARA-ON-THE-LAKE,T	2	0	0	0	2	4	0	0	0	4	14	0	0	0	14
PELHAM,T	5	0	0	0	5	3	0	0	0	3	32	0	0	12	44
PORT COLBOURNE,C	0	0	0	0	0	2	0	0	0	2	4	0	0	0	4
ST. CATHARINES,C	5	0	0	0	5	10	2	0	48	60	22	2	173	108	305
THOROLD,C	2	0	0	0	2	1	0	0	0	1	15	4	14	0	33
WAINFLEET,TWP	2	0	0	0	2	2	0	0	0	2	4	0	0	0	4
WELLAND,C	2	0	32	0	34	7	2	0	0	9	25	12	32	22	91
<b>TOTAL</b>	<b>25</b>	<b>4</b>	<b>32</b>	<b>7</b>	<b>68</b>	<b>42</b>	<b>8</b>	<b>0</b>	<b>55</b>	<b>105</b>	<b>200</b>	<b>40</b>	<b>247</b>	<b>329</b>	<b>816</b>

STARTS: FEB 1993

COMPLETIONS: FEB 1993

UNDER CONSTRUCTION  
AT END OF FEB 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKEL CENTRE, T	1	0	0	0	1	3	0	0	0	3	16	8	0	2	26
ONAPING FALLS, T	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
RAYSIDE-BALFOUR, T	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
SUDBURY, T	5	4	0	4	13	11	2	0	4	17	28	16	60	186	290
VALLEY EAST, T	5	0	0	0	5	18	0	0	12	30	22	0	25	2	49
WALDEN, T	2	0	0	0	2	5	0	0	0	5	14	0	0	0	14
<b>TOTAL</b>	<b>13</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>21</b>	<b>37</b>	<b>2</b>	<b>0</b>	<b>16</b>	<b>55</b>	<b>88</b>	<b>24</b>	<b>85</b>	<b>190</b>	<b>387</b>
<b>THUNDER BAY CMA</b>															
COMMEE, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	7	0	0	0	7
NEEBING, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
O'CONNOR, TWP	0	0	0	0	0	0	0	0	0	0	11	0	0	0	11
OLIVER, TWP	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
PAIPOONGE, TWP	0	0	0	0	0	0	0	0	0	0	7	0	0	0	7
SHUNIAH, TWP	0	0	0	0	0	13	2	0	0	15	84	12	0	124	220
THUNDER BAY, C	0	0	0	0	0	13	2	0	0	15	115	12	0	124	251
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>115</b>	<b>12</b>	<b>0</b>	<b>124</b>	<b>251</b>
<b>WINDSOR CMA</b>															
ALERDON, TWP	0	0	0	0	0	0	0	0	0	0	10	0	0	0	10
BELLE RIVER, T	0	0	0	3	3	0	0	0	3	3	0	0	0	0	0
COLCHESTER NORTH, TWP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
ESSEX, T	0	0	0	0	0	10	0	0	0	10	6	0	0	0	6
MAIDSTONE, TWP	1	0	0	0	1	0	0	0	0	0	5	0	0	0	5
ROCHESTER, TWP	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0
ST CLAIR BEACH, VIL	0	0	0	0	0	8	0	0	0	8	21	0	0	0	21
SANDWICH SOUTH, TWP	1	0	0	0	1	29	0	0	0	29	54	0	0	35	89
SANDWICH WEST, TWP	8	0	0	0	8	7	2	0	0	9	23	4	0	0	27
TECUMSEH, T	0	0	0	0	0	27	0	8	0	35	70	6	24	72	172
WINDSOR, C	14	0	0	12	26	81	2	8	3	94	234	10	24	107	375
<b>TOTAL</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>40</b>	<b>81</b>	<b>2</b>	<b>8</b>	<b>3</b>	<b>94</b>	<b>234</b>	<b>10</b>	<b>24</b>	<b>107</b>	<b>375</b>



	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	1	0	0	0	1	1	0	0	0	2	3	2	20	1,305	1,364
SCARBOROUGH,C	24	0	0	0	24	22	0	0	0	0	22	0	18	897	1,055
TORONTO,C	1	0	0	0	1	6	8	0	214	228	140	16	13	2,082	2,140
YORK,C	0	0	0	0	0	2	0	0	0	2	9	6	16	203	234
YORK EAST,B	0	0	0	0	0	1	0	0	0	1	4	2	0	128	134
YORK NORTH,C	3	0	0	0	3	48	0	0	0	48	246	2	61	1,835	2,144
<b>TOTAL</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>80</b>	<b>8</b>	<b>0</b>	<b>216</b>	<b>304</b>	<b>465</b>	<b>28</b>	<b>128</b>	<b>6,450</b>	<b>7,071</b>
<b>YORK REGION</b>															
AURORA,T	32	0	0	0	32	58	0	0	0	58	103	0	0	83	186
EAST GWILLIMBURY,T	0	0	0	0	0	2	0	0	0	2	47	0	0	0	47
GEORGINA,TWP	1	0	0	0	1	12	0	0	0	12	175	0	0	0	175
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KING,TWP	2	0	0	0	2	1	0	0	0	1	39	0	0	0	39
MARKHAM,T	48	0	0	14	62	44	0	0	0	44	279	0	0	14	293
NEWMARKET,T	8	0	24	0	32	3	0	0	119	122	152	0	106	99	357
RICHMOND HILL,T	47	0	0	0	47	97	0	21	0	118	373	2	124	24	523
VAUGHAN,C	23	0	0	0	23	38	0	0	0	38	335	0	0	457	792
WHITCHURCH-STOUFF,T	1	0	0	0	1	1	0	0	0	1	14	0	0	0	14
<b>TOTAL</b>	<b>162</b>	<b>0</b>	<b>24</b>	<b>14</b>	<b>200</b>	<b>256</b>	<b>0</b>	<b>21</b>	<b>119</b>	<b>396</b>	<b>1,517</b>	<b>2</b>	<b>230</b>	<b>677</b>	<b>2,426</b>
<b>PEEL REGION</b>															
BRAMPTON,C	44	14	0	0	58	111	8	0	126	245	249	26	85	138	498
CALEDON,T	21	0	0	0	21	9	0	0	0	9	73	0	62	0	135
MISSISSAUGA,C	135	44	239	160	578	95	54	59	0	208	807	340	417	1,189	2,753
<b>TOTAL</b>	<b>200</b>	<b>58</b>	<b>239</b>	<b>160</b>	<b>657</b>	<b>215</b>	<b>62</b>	<b>59</b>	<b>126</b>	<b>462</b>	<b>1,129</b>	<b>366</b>	<b>564</b>	<b>1,327</b>	<b>3,386</b>
<b>OTHER AREAS</b>															
AJAX,T	3	0	0	0	3	7	0	0	0	7	277	0	45	101	423
ALLST/BEETN/TECM/TOTTN,T	0	0	0	0	0	29	0	0	0	29	38	0	0	0	38
BRADFORD,W.GWILLIMBURY,T	1	0	0	0	1	5	0	0	0	5	20	0	0	0	20
HALTON HILLS,T	108	0	0	0	108	10	0	0	0	10	219	0	0	0	219
MILTON,T	1	0	0	0	1	3	0	0	0	3	11	0	0	0	11
OAKVILLE,T	20	0	0	0	20	12	22	0	0	34	131	20	56	0	207
ORANGEVILLE,T	0	0	0	0	0	6	0	0	0	6	28	0	0	0	28
PICKERING,T	18	0	0	0	18	21	0	0	0	21	116	0	8	0	124
UXBRIDGE,TWP	1	4	0	0	5	4	0	0	0	4	42	4	0	0	46
<b>TOTAL</b>	<b>152</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>156</b>	<b>97</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>119</b>	<b>882</b>	<b>24</b>	<b>109</b>	<b>101</b>	<b>1,116</b>
<b>TOTAL TORONTO CMA</b>	<b>543</b>	<b>62</b>	<b>263</b>	<b>174</b>	<b>1,042</b>	<b>648</b>	<b>92</b>	<b>80</b>	<b>461</b>	<b>1,281</b>	<b>3,993</b>	<b>420</b>	<b>1,031</b>	<b>8,555</b>	<b>13,999</b>

# MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED

BY CMA AND CA OVER 50,000+  
AT COMPLETION OF: FEB 1993

	SINGLE			SEMI		
	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS
CENSUS METRO AREA						
HAMILTON	230	199	63	0	0	0
KITCHENER	173	165	77	140	140	29
LONDON	237	235	32	118	117	3
OSHAWA	202	176	75	146	145	4
OTTAWA	206	191	151	193	190	7
ST. CATHARINES	176	150	47	127	115	4
SUDBURY	175	170	37	158	160	3
THUNDER BAY	187	180	13	0	0	0
TORONTO	314	280	652	203	183	89
WINDSOR	196	175	64	99	99	6

## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of six (6) large Branch Offices and eight (8) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1991 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.



# ONTARIO OFFICES

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**ONTARIO  
REGIONAL OFFICE**

---

Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2004**

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**BRANCH AND  
LOCAL OFFICES**

---

**BARRIE**

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

**HAMILTON**

350 King Street East  
Suite 202  
Hamilton, Ontario  
L8N 3R3

**Tel.: (416) 572-2451**  
**Fax: (416) 572-2413**

**KINGSTON**

P.O. Box 730  
295 King Street East  
Suite 300  
Kingston, Ontario  
K7L 4X6

**Tel.: (613) 545-8040**  
**Fax: (613) 545-8036**

**KITCHENER**

Commerce House  
50 Queen Street North  
Suite 480  
Kitchener, Ontario  
N2H 6K8

**Tel.: (519) 571-6666**  
**Fax: (519) 743-5974**

**LONDON**

285 King Street  
4th Floor  
London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

**NORTH BAY**

593 Main Street East  
North Bay, Ontario  
P1B 1B7

**Tel.: (705) 472-7750**  
**Fax: (705) 476-8127**

**OSHAWA**

2 Simcoe Street South  
Suite 200  
Oshawa, Ontario  
L1H 7N1

**Tel.: (416) 571-3200**  
**Fax: (416) 571-1523**

**OTTAWA**

Carling Executive Park  
1565 Carling Avenue  
Suite 300  
Ottawa, Ontario  
K1Y 4G1

**Tel.: (613) 728-6884**  
**Fax: (613) 724-7769**

**PETERBOROUGH**

340 George Street North  
Suite 303  
Peterborough, Ontario  
K9J 6Z8

**Tel.: (705) 743-3584**  
**Fax: (705) 743-9151**

**SAULT STE. MARIE**

Station Tower  
421 Bay Street,  
2nd Floor  
Sault Ste. Marie, Ontario  
P6A 5L6

**Tel.: (705) 759-1116**  
**Fax: (705) 759-8597**

**SUDBURY**

Scotia Tower  
30 Cedar Street  
Suite 306  
Sudbury, Ontario  
P3E 4S7

**Tel.: (705) 671-4400**  
**Fax: (705) 671-4394**

**THUNDER BAY**

Royal Insurance Building  
28 North Cumberland Street  
Suite 200  
Thunder Bay, Ontario  
P7B 5E7

**Tel.: (807) 343-2010**  
**Fax: (807) 345-0696**

**TORONTO**

650 Lawrence Avenue West  
Toronto, Ontario  
M6A 1B2

**Tel.: (416) 781-2451**  
**Fax: (416) 781-4473**

**WINDSOR**

Box 240 Station A  
Suite 410  
100 Oullette Avenue  
Windsor, Ontario  
N9A 6K7

**Tel.: (519) 257-6630**  
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<b>Mac Woodman</b> Sen. Mkt. Analyst	St. John's (709) 772-4034
<b>Andre Moore</b> Sen. Mkt. Analyst	Halifax (902) 426-8465
<b>Bruce Read</b> Sen. Market Analyst	Fredericton (506) 452-3796
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<b>Ousmane Ba</b> Market Analyst	Laval (514) 967-3736
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<b>Sandra Girard</b> Market Analyst	Chicoutimi (418) 698-5511
<b>Philippe Le Goff</b> Market Analyst	Hull (819) 770-1550
<b>Léopold St-Pierre</b> Market Analyst	Rimouski (418) 722-3374
<b>Yvan Renaud</b> Market Analyst	Val d'Or (819) 824-3649
<b>Hélène Dauphinais</b> Market Analyst	Sherbrooke (819) 564-4220
<b>Sylvain Dufresne</b> Market Analyst	Trois-Rivières (819) 371-5209

## ONTARIO

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<b>Alex Medow</b> Reg. Economist	Reg. Office (416) 495-2058

<b>Colin Mills</b> Sen. Mkt. Analyst	Hamilton (416) 572-2451
<b>Ken Sumnall</b> Sen. Mkt. Analyst	London (519) 438-1737 Ext. 4215
<b>Don Marks</b> Sen. Mkt. Analyst	Ottawa (613) 748-5129
<b>Novak Jankovic</b> Sen. Mkt. Analyst	Sudbury (705) 671-4385
<b>Robin Wiebe</b> Sen. Mkt. Analyst	Thunder Bay (807) 343-2031
<b>Will Dunning</b> Sen. Mkt. Analyst	Toronto (416) 781-2451 Ext. 250

## PRAIRIES

<b>Pip White</b> Senior Advisor	Saskatoon/Reg. Office (306) 975-5145
<b>David Peever</b> Sen. Mkt. Analyst	Calgary (403) 292-6201
<b>Elizabeth Woodman</b> Sen. Mkt. Analyst	Edmonton (403) 482-8705
<b>Bruce McDonald</b> Market Analyst	Regina (306) 780-5889
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<b>Richard Goatcher</b> Sen. Mkt. Analyst	Winnipeg (204) 983-5648
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## MARKET ANALYSIS CENTRE OTTAWA

<b>Gilles Proulx</b> Chief Economist	(613) 748-2574
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**ONTARIO HOUSING  
MARKET REPORT**

**MARCH 1993**





# Ontario



## Housing Market Report

Canada Mortgage and Housing Corporation  
Ontario Regional Office  
2255 Sheppard Avenue, East Suite E222  
Willowdale, Ontario M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back of the report for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

Senior Advisor:           Dallard Runge . . (416) 495-2063  
Regional Economist: Alex Medow . . . . (416) 495-2058

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# Ontario Housing Market Report February 1993

## ERRATUM

This is a revision to February's page one year-to-date starts comparison table. This table in February's report contained 1992 urban Ontario and urban Canada data based on 1986 geographical Census definitions, when the numbers should have been based on 1991 Census definitions. The following table should replace the February report's page one table titled: "Comparison of Year-To-Date February 1993 starts to February 1992".

The 1992 urban Ontario single detached starts figure should read 1,795 instead of 1,799. Urban Canada single detached starts figure should read 6,210 instead of 6,218. Urban Canada multiple family homes number should read 8,357 instead of 8,384. The 1992 urban Ontario and urban Canada total starts figures should read 5,608 and 14,567 respectively, instead of 5,612 and 14,602.





# COMPARISON OF JANUARY-FEBRUARY 1993 HOME STARTS TO JANUARY-FEBRUARY 1992

January-February	Single detached units			Multiple family homes			Total starts		
	1993	1992	% CHANGE	1993	1992	% CHANGE	1993	1992	% CHANGE
<b>CENSUS MET. AREAS</b>									
HAMILTON	179	70	156	57	164	-65	236	234	1
KITCHENER	156	70	123	122	261	-53	278	331	-16
LONDON	78	67	16	90	209	-57	168	276	-39
OSHAWA	105	253	-58	20	318	-94	125	571	-78
OTTAWA (ONT)	143	130	10	157	570	-72	300	700	-57
ST. CATHARINES-NIAGARA	68	37	84	71	19	274	139	56	148
SUDBURY	38	47	-19	36	30	20	74	77	4
THUNDER BAY	3	19	##	2	14	##	5	33	-85
TORONTO	1,044	782	34	645	1,333	-52	1,689	2,115	-20
WINDSOR	72	64	13	52	56	-7	124	120	3
<b>TOTAL METRO</b>	<b>1,886</b>	<b>1,539</b>	<b>23</b>	<b>1,252</b>	<b>2,974</b>	<b>-58</b>	<b>3,138</b>	<b>4,513</b>	<b>-30</b>
<b>OTHER URBAN</b>	<b>310</b>	<b>260</b>	<b>19</b>	<b>66</b>	<b>839</b>	<b>-92</b>	<b>376</b>	<b>1,099</b>	<b>-66</b>
<b>URBAN ONTARIO *</b>	<b>2,196</b>	<b>1,795</b>	<b>22</b>	<b>1,318</b>	<b>3,813</b>	<b>-65</b>	<b>3,514</b>	<b>5,608</b>	<b>-37</b>
<b>URBAN CANADA *</b>	<b>6,050</b>	<b>6,210</b>	<b>-3</b>	<b>6,589</b>	<b>8,357</b>	<b>-21</b>	<b>12,639</b>	<b>14,567</b>	<b>-13</b>

\* Urban centres with a population of 10,000 or more.

# ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

## New Home Construction

New housing construction in urban Ontario continued to edge up in March. Starts were at a 39,300 Seasonally Adjusted Annual Rate (SAAR), up two per cent from 38,500 SAAR in February. Multiple starts increased 57 per cent to 21,000 SAAR from 13,400 SAAR in February. Single-detached home starts, while ahead of last years level for the month, were lower than either January or February's levels as purchasers waited for interest rates to reach bottom. The same consumer psychology affected the resale market as buyers hesitated to commit. Single starts at 18,300 SAAR in March dropped 27 per cent from February's 25,100 SAAR, but were slightly higher than last year's urban level of 22,571.

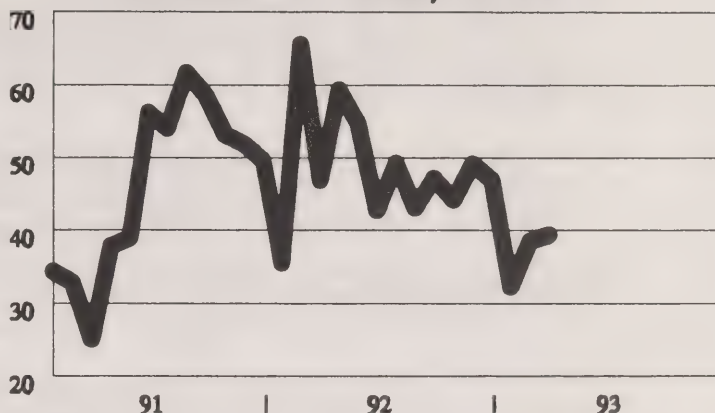
More affordable housing forms continued to provide a lift to new home construction starts as March's year-to-date private market multiple units were up 28 per cent compared to a year earlier. After several years of stagnant activity construction in March began on multiple rental projects in Kitchener, London, Ottawa and Toronto. In response to price conscious consumer preferences for modest sized housing, 101 condominium units were started in London and Toronto and 221 freehold semi-detached and row housing units broke ground in ten Ontario centres.

## March's key home starts numbers

- 2,540 new urban Ontario dwelling units were started in March 1993. This was 20 per cent lower than the 3,165 units started in March 1992. Single Detached Starts (892 units)

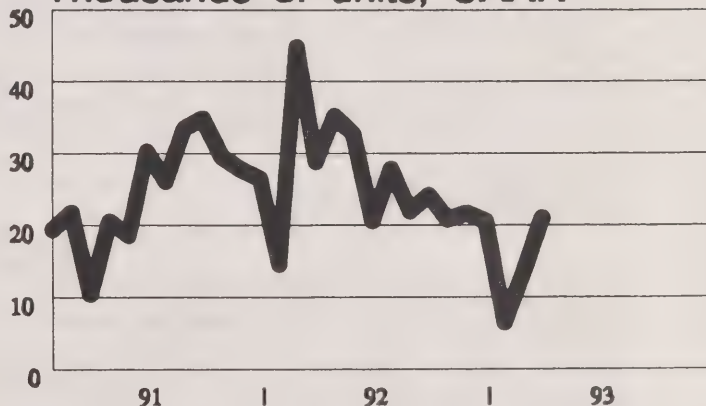
## Ontario starts inched up in March

Thousands of units, SAAR



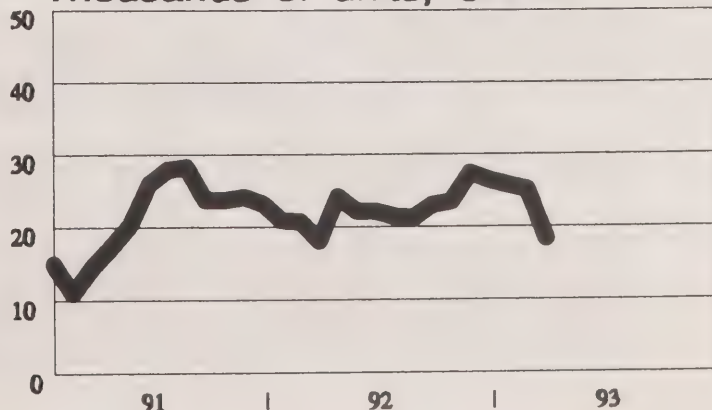
## Multiple family starts inched up

Thousands of units, SAAR



## Single home starts declined

Thousands of units, SAAR





rose 0.7 per cent and multiple unit starts (1,648 units) fell 28 per cent from March last year.

- Urban Canada reported 8,139 units started in March of 1993, a drop of six per cent from the 8,626 units started in the same month last year. Singles (3,594 units) fell four per cent and multiple starts (4,545 units) fell seven per cent.
- On a seasonally adjusted basis Ontario's March annual rate of urban starts increased to 39,300, up from February's 38,500 and January's low of 32,200. Last year's March annual urban starts rate was higher at 46,900. So was last year's total of 48,693 urban Ontario starts.
- Canada's Seasonally Adjusted Annual Rate of urban starts was 124,400 in March 1993, close to February's 125,000. Last year Canada's March rate was higher at 131,400. Total urban Canada starts were 140,126 in 1992.

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## **Existing Home Market**

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Demand for Ontario's existing homes was weak. Uncertainty about the pace of economic recovery, shaky consumer confidence and harsh winter weather pushed down sales of existing homes in the first quarter of this year. March's sales through the Multiple Listing Service (MLS) dropped to the lowest seasonally adjusted level since 1984. Seasonally adjusted sales for the first quarter fell in all ten of Ontario's largest metropolitan areas. Recession ravaged Toronto's average MLS price turned, but the accompanying sales decline confirmed consumer confidence and housing demand are still too shaky to sustain a price turn around. Price trend directions varied across Ontario's CMAs but the sales to new listings ratios declined in all of them. These sales to new listings declines speak of a lingering price weakness.

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## **Ontario's Economy**

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Ontario employment recovered more than a third of the 313,000 jobs lost during the recession. Seasonally adjusted employment grew for eight months, since August 1992. March's employment reached 4,806,000, up 20,000 jobs from February's 4,786,000, but this is still 200,000 jobs lower than the February 1991 peak of 5,006,000 persons employed. Both full-time and part-time jobs appeared. Never-the-less, Ontario's unemployment rate increased from 10.00 per cent in February to 10.3 per cent in March as previously discouraged workers returned back into the labour force.

On a geographical basis, Ontario employment grew in eight of Ontario's ten Census Metropolitan Areas. The only two centres which experienced employment declines in March are St. Catharines-Niagara and Thunder Bay.

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## **Canadian Housing Markets Report Released**

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CMHC released Canadian Housing Markets which reports on consumer preferences and housing demand in the 1990's. No builder, developer or market analyst interested in the housing market should miss reading this quarterly report available for the low annual subscription fee of \$44 from Canada Communications Group, (819) 956-4802.

# YEAR-TO-DATE STARTS COMPARISON: JAN. - MAR. 1993 TO JAN. - MAR. 1992

YTD MARCH	Single detached units			Multiple family homes			Total starts		
	1993	1992	% CHANGE	1993	1992	% CHANGE	1993	1992	% CHANGE
<b>CENSUS MET. AREAS</b>									
HAMILTON	222	128	73	59	254	-77	281	382	-26
KITCHENER	204	112	82	197	306	-36	401	418	-4
LONDON	123	120	3	314	213	47	437	333	31
OSHAWA	125	291	-57	22	584	-96	147	875	-83
OTTAWA(ONT)	208	196	6	341	727	-53	549	923	-41
ST. CATHS. NIAG.	95	68	40	80	431	-81	175	499	-65
SUDBURY	57	69	-17	40	41	-2	97	110	-12
THUN. BAY	13	19	-32	2	14	-86	15	33	-55
TORONTO	1,483	1,187	25	1,570	2,228	-30	3,053	3,415	-11
WINDSOR	122	120	2	56	116	-52	178	236	-25
<b>TOTAL METRO</b>	<b>2,652</b>	<b>2,310</b>	<b>15</b>	<b>2,681</b>	<b>4,914</b>	<b>-45</b>	<b>5,333</b>	<b>7,224</b>	<b>-26</b>
<b>OTHER URBAN</b>	<b>436</b>	<b>371</b>	<b>18</b>	<b>285</b>	<b>1,178</b>	<b>-76</b>	<b>721</b>	<b>1,549</b>	<b>-53</b>
<b>URBAN ONTARIO *</b>	<b>3,088</b>	<b>2,681</b>	<b>15</b>	<b>2,966</b>	<b>6,092</b>	<b>-51</b>	<b>6,054</b>	<b>8,773</b>	<b>-31</b>
<b>URBAN CANADA *</b>	<b>9,644</b>	<b>9,947</b>	<b>-3</b>	<b>11,134</b>	<b>13,246</b>	<b>-16</b>	<b>20,778</b>	<b>23,193</b>	<b>-10</b>

\* Urban centres with a population of 10,000 or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION

## BY TYPE AND TENURE (INTENDED MARKET)

### MONTH & YEAR TO DATE - ONTARIO

STARTS: MAR 1993				COMPLETIONS: MAR 1993				UNDER CONSTRUCTION AT END OF MAR 1993			
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	TOTAL
HOMEOWNER	892	98	123	0	1,113	1,384	174	184	0	1,742	8,556
RENTAL	0	2	303	839	1,144	0	4	190	826	1,020	9,808
CONDO	0	0	101	0	101	4	0	245	14	263	2,755
CO-OP	0	0	28	154	182	0	0	85	145	230	2,639
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0
TOTAL URBAN ONT	892	100	555	993	2,540	1,388	178	704	985	3,255	23,758

STARTS: YTD MAR 1993				COMPLETIONS: YTD MAR 1993			
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE
HOMEOWNER	3,087	352	381	0	3,820	5,000	544
RENTAL	0	4	400	904	1,308	0	8
CONDO	0	2	480	195	677	11	6
CO-OP	0	0	60	188	248	0	0
UNKNOWN	1	0	0	0	1	0	0
TOTAL URBAN ONT	3,088	358	1,321	1,287	6,054	5,011	558

Note: Rental includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units.



# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION

## BY CMA, CA AND REGIONAL MUNICIPALITY

STARTS: YTD MAR 1993

COMPLETIONS: YTD MAR 1993

UNDER CONSTRUCTION  
AT END OF MAR 1993

CENSUS METRO AREA	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HAMILTON	222	2	57	0	281	270	6	242	233	751	355	6	245	270	876
KITCHENER	204	26	168	3	401	215	50	23	257	545	288	48	375	298	1,009
LONDON	123	24	86	204	437	141	26	44	8	219	195	32	270	549	1,046
OSHAWA	125	10	0	12	147	190	14	0	0	204	326	30	179	321	856
OTTAWA	208	6	252	83	549	503	8	315	368	1,194	320	31	245	529	1,125
ST. CATHARINES	95	12	39	29	175	141	22	30	95	288	186	36	244	213	679
SUDBURY	57	16	0	24	97	133	18	34	220	405	67	22	51	104	244
THUNDER BAY	13	2	0	0	15	79	6	0	0	85	101	8	0	124	233
TORONTO	1,483	224	467	879	3,053	2,132	284	493	1,325	4,234	3,796	414	976	8,759	13,945
WINDSOR	122	6	0	50	178	258	10	32	3	303	222	12	4	107	345
CENSUS AGGLOMERATES															
BARRIE	82	0	0	0	82	132	0	44	88	264	191	2	0	80	273
BELLEVILLE	8	0	0	0	8	53	0	88	0	141	37	0	0	11	48
BRANTFORD	2	0	0	0	2	46	14	0	0	60	45	14	3	178	240
CORNWALL	9	10	0	0	19	38	8	5	0	51	18	14	0	0	32
GUELPH	21	0	101	0	122	54	0	0	0	54	27	0	201	218	446
KINGSTON	29	6	0	0	35	63	34	12	0	109	101	14	99	291	505
NORTH BAY	7	2	0	3	12	35	10	0	42	87	20	26	88	170	304
PETERBOROUGH	15	0	0	0	15	54	0	47	30	131	55	0	0	0	55
SARNIA	21	0	28	0	49	30	2	0	0	32	49	4	28	159	240
SAULT STE MARIE	10	0	60	0	70	19	0	0	211	230	26	0	60	0	86
OTHER ONT AREAS*	232	12	63	0	307	425	46	57	181	709	611	54	203	303	1,171
URBAN ONTARIO*	3,088	358	1,321	1,287	6,054	5,011	558	1,466	3,061	10,096	7,036	767	3,271	12,684	23,758
URBAN CANADA*	9,644	1,604	3,136	6,394	20,778	13,301	1,778	3,109	7,126	25,314	20,723	3,303	8,346	32,343	64,715

\* Urban centres with a population of 10,000 persons or more.

STARTS: MAR 1993

COMPLETIONS: MAR 1993

UNDER CONSTRUCTION  
AT END OF MAR 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER,T	4	0	0	0	4	3	0	11	0	14	13	0	3	0	16
BURLINGTON,C	9	0	0	0	9	8	0	80	49	137	76	0	66	120	262
DUNDAS,T	1	0	0	0	1	0	0	13	0	13	11	0	38	0	49
FLAMBOROUGH,TWP	7	0	0	0	7	10	0	0	0	10	59	0	0	0	59
GLANBROOKE,TWP	0	0	0	0	0	7	0	0	0	7	34	0	0	0	34
GRIMSBY,T	0	0	0	0	0	6	0	0	0	6	29	4	0	0	33
HAMILTON,C	18	2	0	0	20	24	0	0	0	24	84	2	87	57	230
STONE CREEK,C	4	0	0	0	4	12	0	0	0	12	49	0	51	93	193
<b>TOTAL</b>	<b>43</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>70</b>	<b>0</b>	<b>104</b>	<b>49</b>	<b>223</b>	<b>355</b>	<b>6</b>	<b>245</b>	<b>270</b>	<b>876</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE,C	5	18	0	0	23	11	8	0	0	19	86	24	155	124	389
DUMFRIES NORTH,TWP	0	0	0	0	0	1	0	0	0	1	2	0	8	0	10
KITCHENER,C	24	2	50	0	76	30	8	0	102	140	115	14	130	106	365
WATERLOO,C	19	2	0	3	24	11	2	0	3	16	78	10	82	68	238
WOOLWICH,TWP	0	0	0	0	0	1	0	0	0	1	7	0	0	0	7
<b>TOTAL</b>	<b>48</b>	<b>22</b>	<b>50</b>	<b>3</b>	<b>123</b>	<b>54</b>	<b>18</b>	<b>0</b>	<b>105</b>	<b>177</b>	<b>288</b>	<b>48</b>	<b>375</b>	<b>298</b>	<b>1,009</b>
<b>LONDON CMA</b>															
BELMONT,VIL	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3
DELAWARE,TWP	1	0	0	0	1	1	0	0	0	1	5	0	0	0	5
DORCHESTER NORTH,TWP	4	0	0	0	4	1	0	0	0	1	10	0	0	23	33
LOBO,TWP	0	0	0	0	0	1	0	0	0	0	4	0	0	0	4
LONDON,C	30	8	12	201	251	20	2	7	4	33	142	22	270	511	945
LONDON,TWP	0	0	0	0	0	0	0	0	0	0	10	0	0	0	10
NISSOURI WEST,TWP	1	0	0	0	1	1	0	0	0	1	0	0	0	0	0
PORT STANLEY,VIL	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
ST THOMAS,C	1	0	0	3	4	3	2	0	0	5	9	8	0	15	32
SOUTHWOLD,TWP	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
WESTMINSTER,T	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
YARMOUTH,TWP	8	0	0	0	8	5	0	0	0	5	10	0	0	0	10
<b>TOTAL</b>	<b>45</b>	<b>8</b>	<b>12</b>	<b>204</b>	<b>269</b>	<b>32</b>	<b>4</b>	<b>7</b>	<b>4</b>	<b>47</b>	<b>195</b>	<b>32</b>	<b>270</b>	<b>549</b>	<b>1,046</b>



## STARTS: MAR 1993

## COMPLETIONS: MAR 1993

UNDER CONSTRUCTION  
AT END OF MAR 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE,T	7	0	0	0	7	23	0	0	0	23	124	2	58	26	210
OSHAWA,C	2	2	0	0	4	3	4	0	0	7	40	28	0	170	238
WHITBY,T	11	0	0	0	11	25	0	0	0	25	162	0	121	125	408
<b>TOTAL</b>	<b>20</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>51</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>326</b>	<b>30</b>	<b>179</b>	<b>321</b>	<b>856</b>
<b>OTTAWA CMA</b>															
CLARENCE,TWP	3	0	0	0	3	5	0	0	0	5	14	0	0	0	14
CUMBERLAND,TWP	13	0	19	0	32	15	0	14	0	29	14	0	28	0	42
GLOUCESTER,C	11	0	0	0	11	12	0	20	0	32	35	0	28	0	63
GOULBOURNE,TWP	8	0	23	0	31	8	0	14	0	22	17	10	41	0	68
KANATA,C	14	0	57	0	71	60	0	61	0	121	132	2	100	0	234
NEPEAN,C	7	0	0	0	7	10	0	0	0	10	30	0	5	113	148
OSGOODE,TWP	1	0	0	0	1	7	0	0	0	7	22	0	0	0	22
OTTAWA,C	2	2	0	83	87	2	2	42	0	46	21	17	31	416	485
RIDEAU,TWP	1	0	0	0	1	2	0	0	0	2	4	0	0	0	4
ROCKCLIFFE PARK,VIL	0	0	0	0	0	3	0	0	0	3	1	0	0	0	1
ROCKLAND,T	3	0	0	0	3	0	0	0	0	0	4	0	12	0	16
VANIER,C	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
WEST CARLETON,TWP	2	0	0	0	2	10	0	0	0	10	26	0	0	0	26
<b>TOTAL</b>	<b>65</b>	<b>2</b>	<b>99</b>	<b>83</b>	<b>249</b>	<b>134</b>	<b>2</b>	<b>151</b>	<b>0</b>	<b>287</b>	<b>320</b>	<b>31</b>	<b>245</b>	<b>529</b>	<b>1,125</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE,T	8	0	0	0	8	9	0	0	0	9	22	4	0	0	26
LINCOLN,T	2	0	0	0	2	5	0	0	0	5	12	2	4	0	18
NIAGARA-FALLS,C	4	2	0	0	6	8	6	0	36	50	42	12	24	75	153
NIAGARA-ON-THE-LAKE,T	3	0	0	0	3	2	0	0	0	2	15	0	0	0	15
PELHAM,T	2	0	0	0	2	6	0	0	4	10	28	0	0	8	36
PORT COLBOURNE,C	0	0	0	0	0	7	0	0	0	0	4	0	0	0	4
ST. CATHARINES,C	5	0	7	0	12	7	0	10	0	17	20	2	170	108	300
THOROLD,C	2	0	0	0	2	0	0	0	0	0	17	4	14	0	35
WAINFLEET,TWP	1	0	0	0	1	1	0	0	0	1	4	0	0	0	4
WELLAND,C	0	0	0	0	0	3	0	0	0	3	22	12	32	22	88
<b>TOTAL</b>	<b>27</b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>36</b>	<b>41</b>	<b>6</b>	<b>10</b>	<b>40</b>	<b>97</b>	<b>186</b>	<b>36</b>	<b>244</b>	<b>213</b>	<b>679</b>

## STARTS: MAR 1993

## COMPLETIONS: MAR 1993

UNDER CONSTRUCTION  
AT END OF MAR 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKEL CENTRE, T	4	0	0	0	4	10	2	0	0	12	10	6	0	2	18
ONAPING FALLS, T	0	0	0	0	0	3	0	0	0	3	3	0	0	0	3
RAYSIDE-BALFOUR, T	11	2	0	0	13	9	2	0	0	11	4	0	0	0	4
SUDBURY, T	2	2	0	0	4	6	2	34	84	126	24	16	26	102	168
VALLEY EAST, T	2	0	0	0	2	9	0	0	2	11	15	0	25	0	40
WALDEN, T	0	0	0	0	0	3	0	0	0	3	11	0	0	0	11
<b>TOTAL</b>	19	4	0	0	23	40	6	34	86	166	67	22	51	104	244
<b>THUNDER BAY CMA</b>															
COMMEE, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	2	7	0	0	0	7
NEEBING, TWP	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0
O'CONNOR, TWP	0	0	0	0	0	0	0	0	0	0	13	0	0	0	13
OLIVER, TWP	2	0	0	0	2	4	0	0	0	4	4	0	0	0	4
PAIPOONGE, TWP	2	0	0	0	2	0	0	0	0	0	7	0	0	0	7
SHUNIAH, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
THUNDER BAY, C	4	0	0	0	4	18	4	0	0	22	70	8	0	124	202
<b>TOTAL</b>	10	0	0	0	10	24	4	0	0	28	101	8	0	124	233
<b>WINDSOR CMA</b>															
ALERDON, TWP	0	0	0	0	0	2	0	0	0	2	8	0	0	0	8
BELLE RIVER, T	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
COLCHESTER NORTH, TWP	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
ESSEX, T	2	0	0	0	2	2	0	0	0	11	31	0	0	0	31
MAIDSTONE, TWP	1	0	0	0	1	11	0	0	0	2	5	0	0	0	5
ROCHESTER, TWP	2	0	0	0	2	2	0	0	0	4	0	0	0	0	4
ST CLAIR BEACH, VIL	0	0	0	0	0	4	0	0	0	0	21	0	0	0	21
SANDWICH SOUTH, TWP	4	0	0	0	4	18	0	0	0	18	48	0	0	35	83
SANDWICH WEST, TWP	12	0	0	0	12	4	0	0	0	6	25	6	0	0	31
TECUMSEH, T	6	4	0	0	10	4	2	0	0	39	74	6	4	72	156
WINDSOR, C	23	0	0	0	23	19	0	20	0	0	0	0	0	0	0
<b>TOTAL</b>	50	4	0	0	54	62	2	20	0	84	222	12	4	107	345



	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	0	0	0	0	0	8	0	0	0	8	29	2	20	1,305	1,356
SCARBOROUGH,C	11	0	0	60	71	30	0	0	25	55	121	0	18	932	1,071
TORONTO,C	0	0	0	356	356	2	6	9	235	252	27	10	4	2,203	2,244
YORK,C	0	2	0	119	121	3	0	0	97	100	6	8	16	225	255
YORK EAST,B	0	0	0	0	0	2	2	0	0	4	1	0	0	128	129
YORK NORTH,C	3	0	0	0	3	56	0	0	59	115	191	2	61	1,776	2,030
<b>TOTAL</b>	14	2	0	535	551	101	8	9	416	534	375	22	119	6,569	7,085
<b>YORK REGION</b>															
AURORA,T	14	0	0	0	14	11	0	0	83	94	106	0	0	0	106
EAST GWILLIMBURY,T	21	0	0	0	21	3	0	0	0	3	57	0	8	0	65
GEORGINA,TWP	17	0	0	0	17	79	0	0	0	79	113	0	0	0	113
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KING,TWP	1	0	0	0	1	3	0	0	0	3	37	0	0	0	37
MARKHAM,T	23	0	0	0	23	58	0	0	0	58	244	0	0	14	258
NEWMARKET,T	25	0	54	0	79	36	0	0	0	36	143	0	160	99	402
RICHMOND HILL,T	52	0	72	0	124	36	0	0	0	36	389	2	196	24	611
VAUGHAN,C	10	0	0	0	10	17	0	0	0	17	328	0	0	457	785
WHITCHURCH-STOUFF,T	4	0	0	0	4	5	0	0	0	5	13	0	0	0	13
<b>TOTAL</b>	167	0	126	0	293	248	0	0	83	331	1,430	2	364	594	2,390
<b>PEEL REGION</b>															
BRAMPTON,C	39	10	0	0	49	36	6	0	0	42	248	32	85	138	503
CALEDON,T	11	0	15	0	26	34	0	0	0	34	49	0	77	0	126
MISSISSAUGA,C	99	32	35	0	166	95	54	214	0	363	811	318	238	1,189	2,556
<b>TOTAL</b>	149	42	50	0	241	165	60	214	0	439	1,108	350	400	1,327	3,185
<b>OTHER AREAS</b>															
AJAX,T	0	0	0	0	0	6	0	8	0	14	269	0	37	101	407
ALLIST/BEETN/TECM/TOTTN,T	0	0	0	0	0	13	0	0	0	13	25	0	0	0	25
BRADFORD,W. GWILLIMBURY,T	2	0	0	0	2	2	0	0	0	2	20	0	0	0	20
HALTON HILLS,T	69	0	0	168	237	6	0	0	0	6	282	0	0	168	450
MILTON,T	0	0	0	0	0	14	0	0	0	14	11	0	0	0	11
OAKVILLE,T	15	0	0	0	15	16	16	0	0	30	102	34	56	0	192
ORANGEVILLE,T	0	0	0	0	0	5	0	0	0	5	23	0	0	0	23
PICKERING,T	21	0	0	0	21	25	0	8	0	33	112	0	0	0	112
UXBRIDGE,TWP	2	2	0	0	4	5	0	0	0	5	39	6	0	0	45
<b>TOTAL</b>	109	2	0	168	279	76	16	16	0	108	883	40	93	269	1,285
<b>TOTAL TORONTO CMA</b>	439	46	176	703	1,364	590	84	239	499	1,412	3,796	414	976	8,759	13,945



**MEDIAN AND AVERAGE PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS**  
**BY CMA AND CA OVER 50,000+**  
**AT COMPLETION OF: MAR 1993**

	SINGLE			SEMI		
	MEDIAN PRICE (\$000'S)	AVERAGE PRICE (\$000'S)	UNITS	MEDIAN PRICE (\$000'S)	AVERAGE PRICE (\$000'S)	UNITS
<b>CENSUS METRO AREA</b>						
HAMILTON	186	216	59	140	140	1
KITCHENER	169	171	59	130	133	20
LONDON	213	220	32	125	125	9
OSHAWA	180	186	54	142	149	4
OTTAWA	183	212	145	187	181	3
ST. CATHARINES	189	203	40	129	129	1
SUDBURY	135	145	29	150	147	7
THUNDER BAY	165	170	20	0	0	0
TORONTO	262	313	587	187	203	91
WINDSOR	160	183	78	108	108	2

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## **Supplement 1: Ontario Housing Outlook**

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Despite Ontario's housing markets showing a disappointing weakness in the first quarter, 1993 starts should nearly match last year's. First quarter starts fell to 42,600 SAAR from 1992's total of 55,772 as government assisted rental and co-op starts plummeted. Privately initiated multiple home starts partially offset this decline and rose more than a fourth from last year's first quarter. Condominium starts doubled. Shaky consumer confidence, harsh winter weather and a large selection of rental housing pushed down demand in existing home ownership markets. Seasonally adjusted MLS sales dropped in all ten of Ontario's major metropolitan areas. Ontario's seasonally adjusted average MLS price also inched down.

Economics and demographics look favorable for future growth in housing demand. Employment has been rising since August 1992. By March, recession ravaged Ontario had recovered over one third of the 313,000 jobs lost during the economic downturn. Ontario's index of consumer attitudes is up from the previous quarter, but it has not shown a significant resurgence yet. More than half of Canada's record number of immigrants last year came to Ontario. This resulted in the highest net Ontario migration level in several decades. Despite the fact that new arrivals tend to rent first and move into home ownership later, vacancies increased in most centres. Renters either doubled up or took advantage of government programs to stimulate homeownership.

### **Jobs, migration and affordable carrying costs will fuel next year's housing markets**

Single detached home starts should reach 32,000 this year and increase another 23.4 per cent in 1994. Single starts will pick up in the second half of 1993, after the resale market improves. Multiple unit starts should fall to 23,100 units in 1993 before inching up to 27,000 in 1994. Increases in condominium unit starts, modestly priced semi-detached and row starts, will partially offset significant reductions in assisted construction. Residential MLS sales suffered a weak 1993 beginning and will finish this year 4.1 per cent lower than last year. Sales next year should jump 7.9 per cent, fueled by the consumer confidence that will come with more jobs. The average MLS price will be modestly lower this year, but it is expected to rise near the general two per cent inflation rate next year as new listings decline and demand for home ownership rebounds.

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## **Supplement 2: Housing Outlook for Ontario's ten Major Metropolitan Areas**

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### **Hamilton**

A downward trend in employment throughout 1992 has left consumer confidence in the Hamilton market at very low levels. An increase in exports to the U.S. and a higher demand for durable goods should help employment levels in Hamilton's manufacturing sector this year. Weakness in the local economy in the first quarter of this year has spilled over into the housing market. Resale volumes are well below last year's levels even though affordability remains very favorable for first-time buyers. A poor first quarter will result in MLS residential sales dipping seven per cent in this year to 8,000 units.

Like the resale market, the new home market in Hamilton was slow in the first quarter. After trending upward in the final three quarters of last year, single-detached housing starts moved down in the first quarter. However, it is expected that increased volume in the resale market and higher levels of consumer confidence in the final three quarters of this year will result in single-detached starts increasing to 1,470 units.

### **Kitchener**

The Kitchener housing market will continue to strengthen in 1993 after a modest rebound last year. Despite a weak opening quarter which saw MLS residential sales decline from last year's levels, resales are forecast to rise 3.8 per cent to 4,100 units for 1993. Low mortgage rates, good affordability and greater consumer confidence are the key factors supporting this increase. The local economy has moved into recovery as major manufacturers appear to have largely completed the restructuring which has been occurring for the past two years.

Stronger resale markets will also boost residential construction, with starts of single-detached homes expected to rise 15 per cent to 1,200 units this year. However, multiple starts will continue to slide due to an oversupply of condominium units, high vacancy rates, and a sharp drop in government assisted construction.

### **London**

The seasonally adjusted unemployment rate dropped one and a half points from a peak of 9.6% for the three month period ending January 1992 to 8.1% in April 1993. Employment increases outstripped growth in the local labour force during this period. In the first quarter of 1993, GM Diesel in London was awarded a record \$845-million five-year contract to build 350 locomotives. This was followed in April with a reported \$1.3-billion deal to build 1,100 light-armored military vehicles. These contracts ensure job stability at a major employer over the medium term. London's \$34-million convention centre opens for business this fall and the University of Western Ontario has more than \$30-million in projects under construction including the \$10.5-million John Labatt Visual Art Centre.

The interest rate spike in October 1992 had an adverse affect on the resale market resulting in a dramatic 2,500 unit decline in MLS residential sales from an annualized trend-level of 6,600 units in August 1992 to 4,100 units in March 1993. Recent sharp



declines in interest rates and better local economic news e.g. GM Diesel contracts has begun to build confidence with sales rebounding during April. Residential MLS sales should reach 6,100 units in 1993, slightly below the first-time buyer induced level of 6,285 units in 1992. Row housing condominium starts are expected to almost double in 1993 to around 375 units, leading the pick up in home owner starts. Single detached starts will move up 22 per cent, close to the 1,000 unit mark. Private and assisted rental starts will increase sharply from the low level of activity in 1992. During the first four months of 1993 there were 346 private rental units started compared to just 249 units in all of 1992. Despite a vacancy rate of almost four per cent, local developers are taking advantage of lower interest rates and anticipate an economic recovery.

## **Oshawa**

The local economy continues to be dominated by restructuring in the automotive and related sectors. In addition, expected cut backs by Ontario Hydro are limiting prospects on the local labour market this year. Weak employment growth, combined with increased affordability in the Toronto area, are limiting migration to the Oshawa area.

While housing prices will start to stabilize this year, volume on the resale market will decline. The Oshawa resale market will remain a "Buyers" market throughout the year. In the new homes market, housing starts are forecast to drop by 38% to 1,350 units. Although single starts are forecast to decline, most of the drop will be caused by a reduction of assisted rental starts. Ottawa

## **Ottawa**

Ottawa's housing market continues to recover gradually. New and existing home sales are being buoyed by first-time buyers responding to lower interest rates, stable prices and government ownership support programs.

Recent employment levels point to an emerging economic recovery. But this year, Ottawa's pace of recovery will be slower than that of the province due to federal government restraint and lacklustre performances in tourism and hi-tech.

Total starts will fall slightly this year, to 5,600 units, due to lower assisted multiple unit starts. Modest gains are expected in Ottawa's homeownership market. Existing home sales will remain flat at around 9,000 while single-detached starts rise by 14 per cent to 2,800 homes. Resale and new home prices are forecast to rise by just one per cent.

## **St. Catharines-Niagara**

In the St. Catharines-Niagara CMA, job losses in manufacturing have resulted in low consumer confidence and a decline in resale volumes in the first quarter of 1993. However, low mortgage rates and an improvement in consumer confidence due to employment gains in the service producing sectors, are expected to raise resale volumes in the second half of 1993. An increased proportion of move-up buyers will result in a less than one per cent increase in the average MLS residential price to \$129,500.

Total housing starts are expected to decline 14 per cent to 1,430 units due to fewer government sponsored housing units. A stronger resale market will provide a flow of move-up buyers increasing starts of single-detached units this year by 30 per cent to 840 units.

## **Sudbury**

Employment in Sudbury is forecast to remain stable in 1993 and grow by 2% in 1994. Net in-migration to Sudbury will continue albeit at a slower rate. Approximately 1,250 new households per year will be formed in 1993 and 1994. New household formation plus low interest rates will continue to support the relative strength of the Sudbury housing market in this and the next year.

The existing housing market will remain balanced in 1993 as MLS sales and real average prices are expected to remain flat. The stronger economic recovery in 1994 will resume the sales and prices growth. Single family new construction will grow moderately in 1993 and stronger in 1994. Rental starts, however, will decline in 1993 in response to increasing vacancy rates. The more balanced demand and supply will bring a rebound of rental construction in 1994.

## **Thunder Bay**

The Thunder Bay economy should experience modest growth this year as key manufacturing firms and the service sector expand. CMHC expects employment to rise by 1 000 in 1993.

Good affordability and a recovering local economy should encourage 1993 and 1994 growth, both in Thunder Bay's resale and new construction market. In 1993, MLS sales will rise three per cent and the average MLS price will be up three per cent to \$111 907. Single detached housing starts should continue strong, reaching 375 in 1993, up 6.2 per cent from 1992. Multiples will rise 74 per cent due to improved condominium development and public and private apartment construction. Total starts should reach 741 units, up nearly 32 per cent from last year.

## **Toronto**

The Toronto economy is still characterized by uncertainty. Definite signs of recovery are emerging in manufacturing and retail trade, as firms and consumers are responding to lower interest rates and a lower Canadian dollar. Growth is expected to continue in these sectors. However, there are still threats to job security across a broad cross-section of the Toronto economy, including transportation, utilities, financial services, and public administration.

The spike in mortgage rates last fall, combined with a slew of negative announcements concerning major corporations, adversely affected consumer confidence and resulted in a slowdown in the Toronto housing market. With interest rates expected to be stable or declining during the spring, further improvements in affordability will result in increased home buying activity. The resale market will return to balance during the spring and summer.



In the new construction market, Toronto housing starts are forecast to increase by 3% in 1993, to 21,300 units. Social housing starts will fall by 9% while private sector starts will increase by 10%.

## **Windsor**

The seasonally adjusted unemployment rate has dropped sharply during the last few months from 14% for the three month period ending January 1993 to 10.7% in April 1993. The labour force has remained stable during the past six months while the number of persons employed has risen. Both employment and the number of persons looking for a job is expected to expand in 1993 as work proceeds or gets underway on approximately \$4-billion of new investment. The major project other than the \$3-billion in auto-related investment by Ford, GM and Chrysler is the \$100-million+ building for Ontario's first casino. Two \$40-million projects include a new chronic care hospital presently under construction and a new courthouse. A recent decision by the provincial government to stop the planned transfer of civil service jobs from Toronto will mean that 425 government jobs from the Ministry of Labour and Workers' Compensation Board will not be coming to Windsor as planned affecting the construction of a new office building. However, the strong level of construction activity over 1993-94 will generate immediate employment, create permanent jobs, and help maintain the employment level in the important auto sector through technological enhancements.

Following an above average year for single detached housing starts in 1992, starts in this sector at the end of April 1993 were still on par with last years activity. In the resale market MLS residential sales were off almost 20% in the first quarter but bounced back in April to 450 sales almost as high as the 461 units sold in the previous year. Given the improved employment outlook, single starts and resales in 1993 should be close to the levels achieved in 1992. Fewer assisted housing starts in 1993 will be offset by a higher level of row freehold and condominium starts. Construction is also expected to commence on life lease and condominium apartment developments during 1993.

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## **For Further Information**

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Further information on local housing market outlooks for the above-noted centres are available from CMHC's local offices in Real Estate Forecast reports, Builders' Forecast reports and Housing Market Forecast reports. Local Market Analysis phone and Fax numbers are included in this report in the Ontario Offices listing and the CMHC Market Analysis Contacts list.

## Housing Starts (Units & Annual % Change)

TOTAL STARTS	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
HAMILTON	2,632	2,700	3,120
%		3	16
KITCHENER	2,240	2,260	2,400
%		1	6
LONDON	1,553	2,910	2,820
%		87	-3
OSHAWA	2,188	1,350	1,500
%		-38	11
OTTAWA	5,830	5,600	6,400
%		-4	14
ST CATH NIA	1,669	1,431	1,495
%		-14	4
SUDBURY	1,289	1,233	1,372
%		-4	11
THUNDER BAY	563	741	754
%		32	2
TORONTO	20,770	21,300	21,300
%		3	0
WINDSOR	1,376	1,589	1,860
%		15	17
ONTARIO ALL AREA	55,772	55,100	66,500
%		-1	21

Source: CMHC  
(F) Forecast

## Housing Starts (Units & Annual % Change)

<b>SINGLE STARTS</b>	<b>1992</b>	<b>1993<sup>(F)</sup></b>	<b>1994<sup>(F)</sup></b>
HAMILTON	1,213	1,470	1,600
%		21	9
KITCHENER	1,042	1,200	1,300
%		15	8
LONDON	822	1,000	1,300
%		22	30
OSHAWA	910	800	1,000
%		-12	25
OTTAWA	2,463	2,800	3,400
%		14	21
ST CATH NIA	646	840	900
%		30	7
SUDBURY	563	571	633
%		1	11
THUNDER BAY	353	375	390
%		6	4
TORONTO	9,027	9,500	10,700
%		5	13
WINDSOR	1,068	1,100	1,300
%		3	18
<b>ONTARIO ALL AREA</b>	<b>27,868</b>	<b>32,000</b>	<b>39,500</b>
%		15	23

<b>MULTIPLE STARTS</b>	<b>1992</b>	<b>1993<sup>(F)</sup></b>	<b>1994<sup>(F)</sup></b>
HAMILTON	1,419	1,230	1,520
%		-13	24
KITCHENER	1,198	1,060	1,100
%		-12	4
LONDON	731	1,910	1,520
%		161	-20
OSHAWA	1,278	550	500
%		-57	-9
OTTAWA	3,367	2,800	3,000
%		-17	7
ST CATH NIA	1,023	591	595
%		-42	1
SUDBURY	726	662	739
%		-9	12
THUNDER BAY	210	366	364
%		74	-1
TORONTO	11,743	11,800	10,600
%		0	-10
WINDSOR	308	489	560
%		59	15
<b>ONTARIO ALL AREA</b>	<b>27,904</b>	<b>23,100</b>	<b>27,000</b>
%		-17	17

Source: CMHC

(F) Forecast



## Existing Home Market (Units & Annual % Change)

MLS PRICE	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
HAMILTON	151,038	151,000	155,000
%			3
KITCHENER	145,015	148,000	151,000
%		2.1	2
LONDON <sup>1</sup>	135,962	140,200	145,100
%		3	3
OSHAWA	145,011	143,000	145,000
%		-1	1
OTTAWA	143,869	145,300	149,000
%		1	3
ST. CATH.-NIAGARA	128,994	129,500	131,450
%		0	2
SUDBURY <sup>2</sup>	116,157	118,830	124,770
%		2	5
THUNDER BAY	108,648	111,907	115,265
%		3	3
TORONTO	214,971	210,000	210,000
%		-2	0
WINDSOR <sup>3</sup>	106,230	109,000	113,000
%		3	4
ONTARIO ALL AREA	162,827	161,000	164,000
%		-1	2

MLS SALES	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
HAMILTON	8608	8,000	8,800
%		-7	10
KITCHENER	3949	4100	4200
%		4	2
LONDON <sup>1</sup>	6285	6100	6700
%		-3	10
OSHAWA	5507	4900	5200
%		-11	6
OTTAWA	9089	9000	9200
%		-1	2
ST. CATH.- NIAGARA	2431	2575	2725
%		6	6
SUDBURY <sup>2</sup>	2151	2166	2257
%		1	4
THUNDER BAY	1594	1642	1691
%		3	3
TORONTO	41703	39500	42000
%		-5	6
WINDSOR <sup>3</sup>	4874	5000	5300
%		3	6
ONTARIO ALL AREA	131,381	126,000	136,000
%		-4	8

Sources: Unless otherwise specified the source of historical numbers is The Canadian Real Estate Association. Forecasts (F) are by CMHC.

1. Source is the London and St Thomas Real Estate Boards.
2. Source is the Windsor - Essex County Real Estate Board.
3. Source is the Sudbury Real Estate Board.



## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of six (6) large Branch Offices and eight (8) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1991 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.

## ONTARIO OFFICES

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### ONTARIO REGIONAL OFFICE

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Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2004**

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### BRANCH AND LOCAL OFFICES

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#### BARRIE

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

#### HAMILTON

350 King Street East  
Suite 202  
Hamilton, Ontario  
L8N 3R3

**Tel.: (416) 572-2451**  
**Fax: (416) 572-2413**

#### KINGSTON

P.O. Box 730  
295 King Street East  
Suite 300  
Kingston, Ontario  
K7L 4X6

**Tel.: (613) 545-8040**  
**Fax: (613) 545-8036**

#### KITCHENER

Commerce House  
50 Queen Street North  
Suite 480  
Kitchener, Ontario  
N2H 6K8

**Tel.: (519) 571-6666**  
**Fax: (519) 743-5974**

#### LONDON

285 King Street  
4th Floor  
London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

#### NORTH BAY

593 Main Street East  
North Bay, Ontario  
P1B 1B7

**Tel.: (705) 472-7750**  
**Fax: (705) 476-8127**

#### OSHAWA

2 Simcoe Street South  
Suite 200  
Oshawa, Ontario  
L1H 7N1

**Tel.: (416) 571-3200**  
**Fax: (416) 571-1523**

#### OTTAWA

Carling Executive Park  
1565 Carling Avenue  
Suite 300  
Ottawa, Ontario  
K1Y 4G1

**Tel.: (613) 728-6884**  
**Fax: (613) 724-7769**

#### PETERBOROUGH

340 George Street North  
Suite 303  
Peterborough, Ontario  
K9J 6Z8

**Tel.: (705) 743-3584**  
**Fax: (705) 743-9151**

#### SAULT STE. MARIE

Station Tower  
421 Bay Street,  
2nd Floor  
Sault Ste. Marie, Ontario  
P6A 5L6

**Tel.: (705) 759-1116**  
**Fax: (705) 759-8597**

#### SUDBURY

Scotia Tower  
30 Cedar Street  
Suite 306  
Sudbury, Ontario  
P3E 4S7

**Tel.: (705) 671-4400**  
**Fax: (705) 671-4394**

#### THUNDER BAY

Royal Insurance Building  
28 North Cumberland Street  
Suite 200  
Thunder Bay, Ontario  
P7B 5E7

**Tel.: (807) 343-2010**  
**Fax: (807) 345-0696**

#### TORONTO

650 Lawrence Avenue West  
Toronto, Ontario  
M6A 1B2

**Tel.: (416) 781-2451**  
**Fax: (416) 781-4473**

#### WINDSOR

Box 240 Station A  
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100 Oullette Avenue  
Windsor, Ontario  
N9A 6K7

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# CMHC MARKET ANALYSIS CONTACTS

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<b>Bruce Read</b> Sen. Market Analyst	Fredericton (506) 452-3796
<b>Ralph Freeze</b> Market Analyst	Charlottetown (902) 566-7467

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<b>Léopold St-Pierre</b> Market Analyst	Rimouski (418) 722-3374
<b>Yvan Renaud</b> Market Analyst	Val d'Or (819) 824-3649
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<b>Novak Jankovic</b> Sen. Mkt. Analyst	Sudbury (705) 671-4385
<b>Robin Wiebe</b> Sen. Mkt. Analyst	Thunder Bay (807) 343-2031
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A report produced by some offices to indicate the state of the retirement home market. Vacancy rates, per diem rates, and new construction for retirement homes are summarized annually.







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ONTARIO HOUSING  
MARKET REPORT

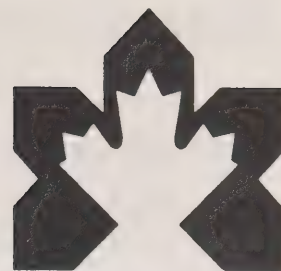
APRIL 1993







# Ontario



## Housing Market Report

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Canada Mortgage and Housing Corporation  
Ontario Regional Office  
2255 Sheppard Avenue, East Suite E222  
Willowdale, Ontario M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back of the report for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

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# ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

## New Home Construction

New housing construction in urban Ontario continued to edge up. Urban starts inched up for three consecutive months to a 43,800 Seasonally Adjusted Annual Rate (SAAR) in April. Though up from January's low of 32,200 SAAR, Ontario's starts were still running beneath last year's 48,693 urban total.

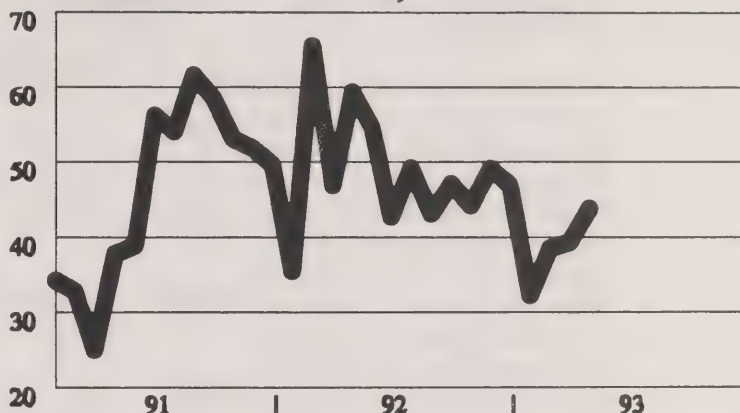
Single detached home starts edged up from March on a SAAR basis, while multiple starts inched down. A comparison of April year-to-date multiple starts between this year and 1992 revealed that assisted rental starts were significantly lower, while private rental starts were slightly higher. Condominium and other homeowner multiple starts were about the same.

### April's key home starts numbers:

- 3,713 new urban Ontario dwelling units were started in April 1993. This was 28 per cent lower than the 5,176 units started in April 1992. Single detached starts (1,986 units) rose less than one per cent and multiple starts (1,727 units) fell 46 per cent.
- Urban Canada reported 13,178 units started in April 1993, a drop of one per cent from the 13,251 units started in the same month last year. Singles (6,346 units) fell five per cent and multiple starts (6,832 units) rose by four per cent.
- On a seasonally adjusted basis, Ontario's annual rate of urban starts increased to 43,800 in April from March's low of 39,300. Last year's April annual urban starts was higher at 59,300. Last year's total of 48,693 urban Ontario starts was also higher than this April's rate.

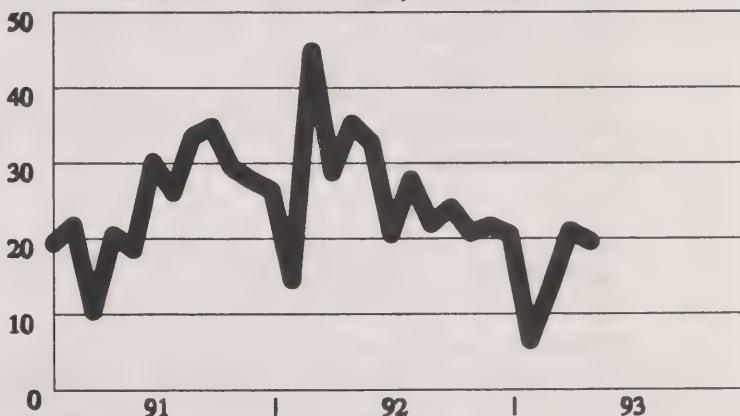
## Ontario starts rebound in April

Thousands of units, SAAR



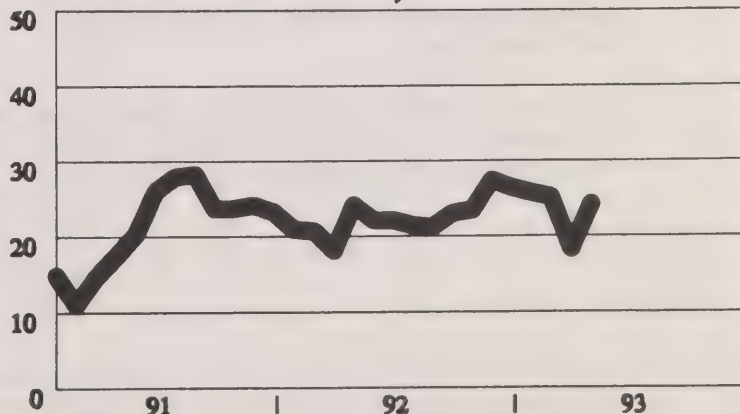
## Multiple starts inched down

Thousands of units, SAAR



## Single home starts grew

Thousands of units, SAAR





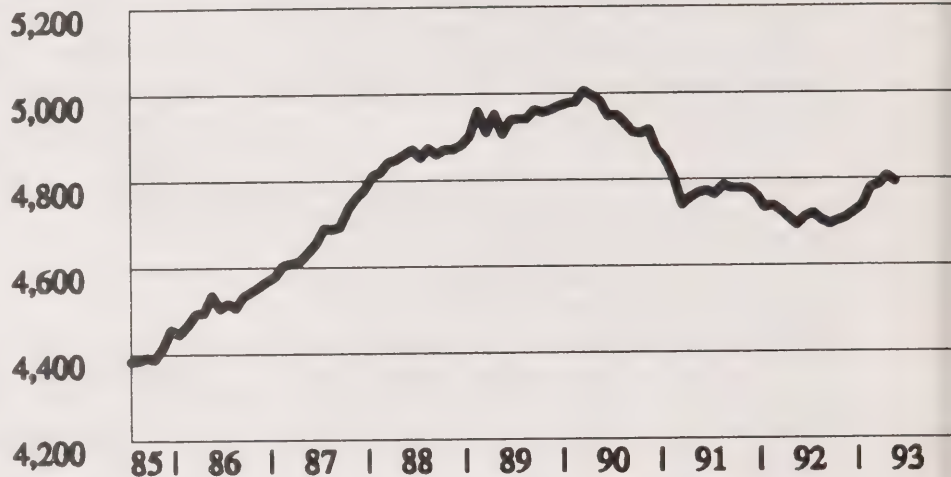
- Canada's urban starts were at 143,300 SAAR in April 1993, up from March's 124,400 SAAR. Last year Canada's April SAAR starts were higher at 144,900. Total urban Canada starts in 1992 at 140,126 were lower than this April's rate.

## Existing Home Markets

Ontario's existing home markets were coming off downward trends in April. Seasonally adjusted sales through the Multiple Listing Service (MLS\*) increased from March's in nine of Ontario's ten major metropolitan areas. The direction of seasonally adjusted prices varied, but sales to new listings ratios showed that price pressures are starting to recover. Seasonally adjusted sales to new listings ratios increased in eight of the ten major metropolitan areas, bottomed out in Ottawa and declined in Thunder Bay.

## April's Ontario employment dipped

### Thousands of jobs



Source of Data: CANSIM

## Ontario's Economy

Ontario's employment dropped in April following eight consecutive months of increases. Seasonally adjusted employment declined by 13,000 jobs in April. In spite of the job losses, April's level of 4,793,000 jobs still represented a level which recovered more than a fourth the jobs lost during the recent recession. Labour force growth combined with the job losses raised April's unemployment rate to 10.7 per cent.

Ontario's indicators of consumer confidence remained weak. Passenger vehicle sales spiked upwards in March, but were below last year's levels. Retail sales continued to grow at a snails pace.

Business conditions indicators, while mixed, showed some signs of improvement. March's business bankruptcies declined, but were volatile and still high. Shipments of Ontario's Manufacturing industries rose. March's Help Wanted Index inched down.

\* Multiple Listing Service (MLS) is a registered certification mark of The Canadian Real Estate Association.



# COMPARISON OF YEAR-TO-DATE 1992 AND 1993 URBAN STARTS

	Single detached			All other types			Total starts		
	1992	1993	%Change	1992	1993	%Change	1992	1993	%Change
January-April									
CENSUS MET. AREAS									
HAMILTON	236	404	71	493	259	-47	729	663	-9
KITCHENER	163	326	100	469	288	-39	632	614	-3
LONDON	205	192	-6	227	529	133	432	721	67
OSHAWA	354	203	-43	610	24	-96	964	227	-76
OTTAWA(ONT)	416	339	-19	1,183	553	-53	1,599	892	-44
ST.CATHS.NIAG.	118	139	18	605	211	-65	723	350	-52
SUDBURY	103	63	-39	122	42	-66	225	105	-53
THUN.BAY	37	42	14	58	4	-93	95	46	-52
TORONTO	2,182	2,359	8	3,847	2,165	-44	6,029	4,524	-25
WINDSOR	212	207	-2	146	60	-59	358	267	-25
CMA TOTAL	4,026	4,274	6	7,760	4,135	-47	11,786	8,409	-29
OTHER URBAN	632	800	27	1,531	558	-64	2,163	1,358	-37
URBAN ONTARIO *	4,658	5,074	9	9,291	4,693	-49	13,949	9,767	-30
URBAN CANADA *	16,649	15,990	-4	19,795	17,966	-9	36,444	33,956	-7

\* Urban centres with a population of 10,000 persons or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE AND TENURE (INTENDED MARKET) MONTH & YEAR TO DATE - ONTARIO

STARTS: APR 1993										COMPLETIONS: APR 1993										UNDER CONSTRUCTION AT END OF APR 1993									
										SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL					
HOMEOWNER										1,983	274	195	0	2,452	1,475	194	227	0	1,896	7,514	810	787	0	9,111					
RENTAL										0	4	205	523	732	0	10	199	571	780	15	20	1,277	8,384	9,696					
CONDO										3	0	116	300	419	3	0	49	32	84	11	14	771	2,198	2,994					
CO-OP										0	0	90	20	110	0	0	64	97	161	0	0	492	2,096	2,588					
UNKNOWN										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
TOTAL URBAN ONT										1,986	278	606	843	3,713	1,478	204	539	700	2,921	7,540	844	3,327	12,678	24,389					

STARTS: YTD APR 1993										COMPLETIONS: YTD APR 1993					
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL					
HOMEOWNER	5,070	626	576	0	6,272	6,475	738	782	0	7,995					
RENTAL	0	8	605	1,427	2,040	0	18	579	3,093	3,690					
CONDO	3	2	596	495	1,096	14	6	451	317	788					
CO-OP	0	0	150	208	358	0	0	193	351	544					
UNKNOWN	1	0	0	0	1	0	0	0	0	0					
TOTAL URBAN ONT	5,074	636	1,927	2,130	9,767	6,489	762	2,005	3,761	13,017					

Note: Rental includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY CMA, CA AND REGIONAL MUNICIPALITY

COMPLETIONS: YTD APR 1993															UNDER CONSTRUCTION AT END OF APR 1993				
STARTS: YTD APR 1993																			
	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL				
CENSUS METRO AREA																			
	404	94	165	0	663	371	6	265	233	875	437	98	330	270	1,135				
	326	52	233	3	614	276	64	69	257	666	349	60	394	298	1,101				
	192	50	133	346	721	195	38	66	31	330	210	46	293	668	1,217				
	203	12	0	12	227	261	20	60	58	399	333	26	119	263	741				
	339	10	405	138	892	682	10	472	382	1,546	272	33	241	570	1,116				
	139	24	77	110	350	186	26	46	103	361	185	44	266	286	781				
	63	18	0	24	105	158	32	34	220	444	46	10	51	104	211				
	42	4	0	0	46	113	8	0	20	141	96	8	0	8	112				
	2,359	268	542	1,355	4,524	2,721	410	592	1,634	5,357	4,078	334	953	8,862	14,227				
207	10	0	50	267	313	18	36	3	370	252	8	0	107	367					
CENSUS AGGLOMERATES																			
	119	2	0	0	121	186	2	44	88	320	174	2	0	80	256				
	15	0	0	50	65	62	0	88	11	161	35	0	0	50	85				
	99	28	8	0	135	56	16	0	0	72	132	40	11	178	361				
	16	10	4	0	30	40	16	5	0	61	23	6	4	0	33				
	45	4	101	3	153	64	0	44	102	210	43	4	157	119	323				
	55	22	0	0	77	103	34	18	0	155	87	30	93	291	501				
	7	2	0	3	12	38	10	0	107	155	17	26	88	105	236				
	45	6	0	0	51	69	0	47	30	146	70	6	0	0	76				
	46	0	40	20	106	42	2	0	0	44	62	4	40	179	285				
SAULT STE. MARIE	17	0	120	16	153	24	0	0	211	235	28	0	110	26	164				
OTHER ONT AREAS*	336	20	99	0	455	529	50	119	271	969	1,024	77	293	333	1,727				
URBAN ONTARIO*	5,074	636	1,927	2,130	9,767	6,489	762	2,005	3,761	13,017	7,540	844	3,327	12,678	24,389				
URBAN CANADA*	15,990	2,656	4,937	10,373	33,956	17,809	2,496	4,309	9,670	34,284	22,581	3,646	8,931	33,640	68,798				

\*Urban centres with a population of 10,000 persons or more



STARTS: APR 1993

COMPLETIONS: APR 1993

UNDER CONSTRUCTION  
AT END OF APR 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER,T	5	0	0	0	5	3	0	0	0	3	15	0	3	0	18
BURLINGTON,C	34	0	41	0	75	17	0	3	0	20	93	0	104	120	317
DUNDAS,T	1	0	0	0	1	2	0	4	0	6	10	0	34	0	44
FLAMBOROUGH,TWP	70	92	47	0	209	22	0	0	0	22	107	92	47	0	246
GLANBROOKE,TWP	5	0	0	0	5	3	0	0	0	3	36	0	0	0	36
GRIMSBY,T	4	0	0	0	4	3	0	0	0	3	30	4	0	0	34
HAMILTON,C	47	0	0	0	47	33	0	16	0	49	99	2	71	57	229
STONE CREEK,C	16	0	20	0	36	18	0	0	0	18	47	0	71	93	211
<b>TOTAL</b>	182	92	108	0	382	101	0	23	0	124	437	98	330	270	1,135
<b>KITCHENER CMA</b>															
CAMBRIDGE,C	31	18	56	0	105	25	4	37	0	66	92	38	174	124	428
DUMFRIES NORTH,TWP	0	0	0	0	0	0	0	0	0	0	2	0	8	0	10
KITCHENER,C	60	4	0	0	64	22	6	0	0	28	153	12	130	106	401
WATERLOO,C	28	4	9	0	41	11	4	9	0	24	95	10	82	68	255
WOOLWICH,TWP	3	0	0	0	3	3	0	0	0	3	7	0	0	0	7
<b>TOTAL</b>	122	26	65	0	213	61	14	46	0	121	349	60	394	298	1,101
<b>LONDON CMA</b>															
BELMONT,VIL	1	0	0	0	1	1	2	0	0	3	1	0	0	0	1
DELAWARE,TWP	1	0	0	0	1	0	0	0	0	0	6	0	0	0	6
DORCHESTER NORTH,TWP	5	0	0	0	5	4	0	0	23	27	11	0	0	0	11
LOBO,TWP	1	0	0	0	1	1	0	0	0	1	4	0	0	0	4
LONDON,C	48	8	47	142	245	37	8	22	0	67	153	22	293	653	1,121
LONDON,TWP	2	0	0	0	2	1	0	0	0	1	11	0	0	0	11
NISSOURI WEST,TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PORT STANLEY,VIL	0	0	0	0	0	2	0	0	0	2	1	0	0	0	1
SOUTHWOLD,TWP	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0
ST THOMAS,C	11	18	0	0	29	4	2	0	0	6	16	24	0	15	55
YARMOUTH,TWP	0	0	0	0	0	3	0	0	0	3	7	0	0	0	7
<b>TOTAL</b>	69	26	47	142	284	54	12	22	23	111	210	46	293	668	1,217



STARTS: APR 1993

COMPLETIONS: APR 1993

UNDER CONSTRUCTION  
AT END OF APR 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE,T	45	2	0	0	47	22	0	0	0	22	147	4	58	26	235
OSHAWA,C	7	0	0	0	7	7	6	0	58	71	40	22	0	112	174
WHITBY,T	26	0	0	0	26	42	0	60	0	102	146	0	61	125	332
<b>TOTAL</b>	<b>78</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>80</b>	<b>71</b>	<b>6</b>	<b>60</b>	<b>58</b>	<b>195</b>	<b>333</b>	<b>26</b>	<b>119</b>	<b>263</b>	<b>741</b>
<b>OTTAWA CMA</b>															
CLARENCE,TWP	6	0	0	0	6	11	0	0	0	11	9	0	0	0	9
CUMBERLAND,TWP	16	0	52	2	70	13	0	25	0	38	17	0	55	2	74
GLOUCESTER,C	20	0	0	36	56	21	0	15	0	36	34	0	13	36	83
GOULBOURN,TWP	14	0	4	0	18	10	0	25	0	35	21	10	20	0	51
KANATA,C	42	0	51	0	93	86	0	56	0	142	88	2	95	0	185
NEPEAN,C	12	0	29	0	41	10	0	5	0	15	32	0	29	113	174
OSGOODE,TWP	2	0	0	0	2	13	0	0	0	13	11	0	0	0	11
OTTAWA,C	10	4	17	17	48	6	2	31	14	53	25	19	17	419	480
RIDEAU,TWP	2	0	0	0	2	2	0	0	0	2	4	0	0	0	4
ROCKCLIFFE PARK,VIL	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
ROCKLAND,T	0	0	0	0	0	3	0	0	0	3	1	0	12	0	13
VANIER,C	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
WEST CARLETON,TWP	7	0	0	0	7	4	0	0	0	4	29	0	0	0	29
<b>TOTAL</b>	<b>131</b>	<b>4</b>	<b>153</b>	<b>55</b>	<b>343</b>	<b>179</b>	<b>2</b>	<b>157</b>	<b>14</b>	<b>352</b>	<b>272</b>	<b>33</b>	<b>241</b>	<b>570</b>	<b>1,116</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE,T	3	0	0	0	3	5	0	0	0	5	20	4	0	0	24
LINCOLN,T	4	0	0	0	4	4	0	0	0	4	12	2	4	0	18
NIAGARA-FALLS,C	8	4	0	0	12	10	0	0	0	10	40	16	24	75	155
NIAGARA-ON-THE-LAKE,T	3	0	0	0	3	0	0	0	0	0	18	0	0	0	18
PELHAM,T	6	0	0	0	6	7	0	0	8	15	27	0	0	0	27
PORT COLBOURNE,C	2	0	0	0	2	1	0	0	0	1	5	0	0	0	5
ST.CATHARINES,C	2	0	38	81	121	5	2	16	0	23	17	0	192	189	398
THOROLD,C	2	0	0	0	2	5	0	0	0	5	14	4	14	0	32
WAINFLEET,TWP	3	0	0	0	3	2	0	0	0	2	5	0	0	0	5
WELLAND,C	11	8	0	0	19	6	2	0	0	8	27	18	32	22	99
<b>TOTAL</b>	<b>44</b>	<b>12</b>	<b>38</b>	<b>81</b>	<b>175</b>	<b>45</b>	<b>4</b>	<b>16</b>	<b>8</b>	<b>73</b>	<b>185</b>	<b>44</b>	<b>266</b>	<b>286</b>	<b>781</b>

STARTS: APR 1993

COMPLETIONS: APR 1993

UNDER CONSTRUCTION  
AT END OF APR 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKLE CENTRE, T	2	0	0	0	2	2	0	0	0	4	10	4	0	2	16
ONAPING FALLS, T	0	0	0	0	0	3	0	0	0	3	0	0	0	0	0
RAYSIDE-BALFOUR, T	0	0	0	0	0	1	0	0	0	1	3	0	0	0	3
SUDBURY, T	0	0	0	0	0	3	10	0	0	13	21	6	26	102	155
VALLEY EAST, T	2	2	0	0	4	13	2	0	0	15	2	0	25	0	27
WALDEN, T	2	0	0	0	2	3	0	0	0	3	10	0	0	0	10
<b>TOTAL</b>	6	2	0	0	8	25	14	0	0	39	46	10	51	104	211
<b>THUNDER BAY CMA</b>															
CONMEE, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING, TWP	0	0	0	0	0	1	0	0	0	1	6	0	0	0	6
O'CONNOR, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OLIVER, TWP	0	0	0	0	0	0	0	0	0	0	13	0	0	0	13
PAIPOONAGE, TWP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
SHUNIAH, TWP	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
THUNDER BAY, C	29	2	0	0	31	31	2	0	20	53	68	8	0	8	84
<b>TOTAL</b>	29	2	0	0	31	34	2	0	20	56	96	8	0	8	112
<b>WINDSOR CMA</b>															
ANDERDON, TWP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
BELLE RIVER, T	4	0	0	0	4	0	0	0	0	0	4	0	0	0	4
COLCHESTER NORTH, TWP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
ESSEX, T	3	0	0	0	3	3	0	0	0	3	6	0	0	0	6
LASALLE, T	15	0	0	0	15	12	0	0	0	12	51	0	0	35	86
MAIDSTONE, TWP	8	0	0	0	8	4	0	0	0	4	35	0	0	0	35
ROCHESTER, TWP	9	0	0	0	9	7	0	0	0	7	5	0	0	0	5
SANDWICH SOUTH, TWP	9	0	0	0	9	0	0	0	0	0	23	0	0	0	23
ST CLAIR BEACH, VIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TECUMSETH, T	8	0	0	0	10	12	0	0	0	14	21	6	0	0	27
WINDSOR, C	38	2	0	0	40	17	6	4	0	27	95	2	0	72	169
<b>TOTAL</b>	85	4	0	0	89	55	8	4	0	67	252	8	0	107	367



STARTS: APR 1993

COMPLETIONS: APR 1993

UNDER CONSTRUCTION  
AT END OF APR 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	3	2	0	0	5	1	0	0	129	130	31	4	20	1,176	1,231
SCARBOROUGH,C	23	0	0	140	163	22	0	0	0	22	122	0	18	1,072	1,212
TORONTO,C	4	2	0	83	89	0	0	4	0	4	31	12	0	2,358	2,401
YORK EAST,B	3	0	0	0	3	0	0	0	0	0	4	0	0	128	132
YORK NORTH,C	24	0	0	0	24	46	0	0	148	194	169	2	61	1,628	1,860
YORK,C	0	2	18	0	20	1	0	0	0	1	5	10	34	225	274
<b>TOTAL</b>	57	6	18	223	304	70	0	4	277	351	362	28	133	6,587	7,110
<b>YORK REGION</b>															
AURORA,T	17	0	0	0	17	8	0	0	0	8	115	0	0	0	115
EAST GWILLIMBURY,T	144	0	0	0	144	1	0	0	0	1	200	0	8	0	208
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GEORGINA,TWP	19	0	0	0	19	44	0	0	0	44	88	0	0	0	88
KING,TWP	4	0	0	0	4	10	0	0	32	42	32	0	0	0	32
MARKHAM,T	32	0	12	0	44	49	0	0	0	49	229	0	12	14	255
NEWMARKET,T	24	0	0	0	24	37	0	0	0	37	130	0	160	99	389
RICHMOND HILL,T	123	0	0	0	123	48	0	0	0	98	464	2	146	24	636
VAUGHAN,C	24	0	0	124	148	60	0	50	0	60	292	0	0	581	873
WHITCHURCH-STOUF,T	2	0	0	0	2	2	0	0	0	2	13	0	0	0	13
<b>TOTAL</b>	389	0	12	124	525	259	0	50	32	341	1,563	2	326	718	2,609
<b>PEEL REGION</b>															
BRAMPTON,C	64	12	39	0	115	34	0	38	0	72	276	46	87	138	547
CALEDON,T	38	0	0	0	38	26	0	0	0	26	61	0	77	0	138
MISSISSAUGA,C	163	8	6	129	306	106	114	7	0	227	868	212	237	1,318	2,635
<b>TOTAL</b>	265	20	45	129	459	166	114	45	0	325	1,205	258	401	1,456	3,320
<b>OTHER AREAS</b>															
AJAX,T	0	0	0	0	0	12	0	0	0	12	257	0	37	101	395
ALLST/BEETN/TECM/TOTN,	0	0	0	0	0	10	0	0	10	10	15	0	0	0	15
BRADFORD,W.GWILLMBURY,T	21	0	0	0	21	3	0	0	0	3	38	0	0	0	38
HALTON HILLS,T	50	0	0	0	50	46	0	0	0	46	280	0	0	0	280
MILTON,T	0	0	0	0	0	2	0	0	0	2	9	0	0	0	9
OAKVILLE,T	71	18	0	0	89	11	12	0	0	23	162	40	56	0	258
ORANGEVILLE,T	2	0	0	0	2	1	0	0	0	1	24	0	0	0	24
PICKERING,T	17	0	0	0	17	6	0	0	0	6	123	0	0	0	123
UXBRIDGE,TWP	4	0	0	0	4	3	0	0	0	3	40	6	0	0	46
<b>TOTAL</b>	165	18	0	0	183	94	12	0	0	106	948	46	93	101	1,188
<b>TOTAL TORONTO CMA</b>	876	44	75	476	1,471	589	126	99	309	1,123	4,078	334	953	8,862	14,227

# AVERAGE AND MEDIAN PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS BY CENSUS METROPOLITAN AREA

	SINGLE			SEMI		
	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS
CENSUS METRO AREA						
HAMILTON	225	190	112	0	0	0
KITCHENER	193	165	65	138	135	18
LONDON	223	185	57	127	125	13
OSHAWA	213	200	70	144	140	10
OTTAWA	201	183	183	187	187	1
ST. CATHARINES	191	176	38	106	99	4
SUDBURY	165	160	39	125	120	5
THUNDER BAY	178	170	36	0	0	0
TORONTO	310	267	606	179	175	124
WINDSOR	196	179	48	113	105	6



## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of six (6) large Branch Offices and eight (8) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1991 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.

# ONTARIO OFFICES

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**ONTARIO  
REGIONAL OFFICE**

---

Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2004**

---

**BRANCH AND  
LOCAL OFFICES**

---

**BARRIE**

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

**HAMILTON**

350 King Street East  
Suite 202  
Hamilton, Ontario  
L8N 3R3

**Tel.: (416) 572-2451**  
**Fax: (416) 572-2413**

**KINGSTON**

P.O. Box 730  
295 King Street East  
Suite 300  
Kingston, Ontario  
K7L 4X6

**Tel.: (613) 545-8040**  
**Fax: (613) 545-8036**

**KITCHENER**

Commerce House  
50 Queen Street North  
Suite 480  
Kitchener, Ontario  
N2H 6K8

**Tel.: (519) 571-6666**  
**Fax: (519) 743-5974**

**LONDON**

285 King Street  
4th Floor  
London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

**NORTH BAY**

593 Main Street East  
North Bay, Ontario  
P1B 1B7

**Tel.: (705) 472-7750**  
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**OSHAWA**

2 Simcoe Street South  
Suite 200  
Oshawa, Ontario  
L1H 7N1

**Tel.: (416) 571-3200**  
**Fax: (416) 571-1523**

**OTTAWA**

Carling Executive Park  
1565 Carling Avenue  
Suite 300  
Ottawa, Ontario  
K1Y 4G1

**Tel.: (613) 728-6884**  
**Fax: (613) 724-7769**

**PETERBOROUGH**

340 George Street North  
Suite 303  
Peterborough, Ontario  
K9J 6Z8

**Tel.: (705) 743-3584**  
**Fax: (705) 743-9151**

**SAULT STE. MARIE**

Station Tower  
421 Bay Street,  
2nd Floor  
Sault Ste. Marie, Ontario  
P6A 5L6

**Tel.: (705) 759-1116**  
**Fax: (705) 759-8597**

**SUDBURY**

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30 Cedar Street  
Suite 306  
Sudbury, Ontario  
P3E 4S7

**Tel.: (705) 671-4400**  
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**THUNDER BAY**

Royal Insurance Building  
28 North Cumberland Street  
Suite 200  
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**Fax: (807) 345-0696**

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M6A 1B2

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N9A 6K7

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<b>Mac Woodman</b> Sen. Mkt. Analyst	St. John's (709) 772-4034
<b>Andre Moore</b> Sen. Mkt. Analyst	Halifax (902) 426-8465
<b>Bruce Read</b> Sen. Market Analyst	Fredericton (506) 452-3796
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<b>Ousmane Ba</b> Market Analyst	Laval (514) 967-3736
<b>Pierre Leroux</b> Sen. Mkt. Analyst	Ste.Foy (418) 649-8080
<b>Sandra Girard</b> Market Analyst	Chicoutimi (418) 698-5511
<b>Philippe Le Goff</b> Market Analyst	Hull (819) 770-1550
<b>Léopold St-Pierre</b> Market Analyst	Rimouski (418) 722-3374
<b>Yvan Renaud</b> Market Analyst	Val d'Or (819) 824-3649
<b>Hélène Dauphinais</b> Market Analyst	Sherbrooke (819) 564-4220
<b>Sylvain Dufresne</b> Market Analyst	Trois-Rivières (819) 371-5209

## ONTARIO

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<b>Ken Sumnall</b> Sen. Mkt. Analyst	London (519) 438-1737 Ext. 4215
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<b>Novak Jankovic</b> Sen. Mkt. Analyst	Sudbury (705) 671-4385
<b>Robin Wiebe</b> Sen. Mkt. Analyst	Thunder Bay (807) 343-2031
<b>Will Dunning</b> Sen. Mkt. Analyst	Toronto (416) 781-2451 Ext. 250

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<b>Pip White</b> Senior Advisor	Saskatoon/Reg. Office (306) 975-5145
<b>David Peever</b> Sen. Mkt. Analyst	Calgary (403) 292-6201
<b>Elizabeth Woodman</b> Sen. Mkt. Analyst	Edmonton (403) 482-8705
<b>Bruce McDonald</b> Market Analyst	Regina (306) 780-5889
<b>Paul Caton</b> Market Analyst	Saskatoon (306) 975-4900
<b>Richard Goatcher</b> Sen. Mkt. Analyst	Winnipeg (204) 983-5648
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<b>Don Renaud</b> Sen. Mkt. Analyst	Vancouver (604) 731-5733
<b>Lee King</b> Sen. Market Analyst	Victoria (604) 363-3103
<b>Jerry Dombowsky</b> Sen. Mkt. Analyst	Kelowna (604) 868-4037
<b>Joel Baltzer</b> Sen. Mkt. Analyst	Prince George (604) 561-5546

## MARKET ANALYSIS CENTRE OTTAWA

<b>Gilles Proulx</b> Chief Economist	(613) 748-2574
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The following reports are published locally across Canada and are currently offered free of charge. For reports on areas across Canada, contact the appropriate CMHC office listed at the back of this report.

## **LOCAL HOUSING MARKET REPORT**

Produced by local market analysts, these reports summarize, monthly or quarterly, statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets.

## **RENTAL MARKET REPORT**

These reports provide current vacancy and rent statistics on a semi-annual basis for local markets. The reports are based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. Vacancy data is provided from the April survey, while Rent and Vacancy data are available from the October survey.

## **REAL ESTATE FORECAST**

Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

## **BUILDERS' FORECAST**

This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

## **HOUSING MARKET FORECAST**

This report includes forecasts of the local economy, interest rates and key new and existing housing indicators such as starts, supply of land, labour and materials, sales, prices, and resale listings. It is produced semi-annually in the spring and fall in smaller markets to replace the Real Estate and Builders' forecasts.

## **RETIREMENT HOME SURVEY**

A report produced by some offices to indicate the state of the retirement home market. Vacancy rates, per diem rates, and new construction for retirement homes are summarized annually.







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## ONTARIO HOUSING MARKET REPORT

MAY 1993







# Ontario



## Housing Market Report

Canada Mortgage and Housing Corporation  
Ontario Regional Office  
2255 Sheppard Avenue, East Suite E222  
Willowdale, Ontario M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back of the report for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

Senior Advisor: Dallard Runge . . (416) 495-2063  
Regional Economist: Alex Medow . . . . (416) 495-2058

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# ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

## New Home Construction

May's home starts figures continue to reflect low levels of consumer confidence. New housing construction in urban Ontario fell 13 per cent in May, following three consecutive months of increases. Starts fell to a 38,000 Seasonally Adjusted Annual Rate (SAAR\*) from a revised April level of 43,800 SAAR. Urban starts are now running well below last year's 48,693 total. A 12 per cent SAAR decline of single-detached home starts was compounded by a 15 per cent drop in multiple family home starts.

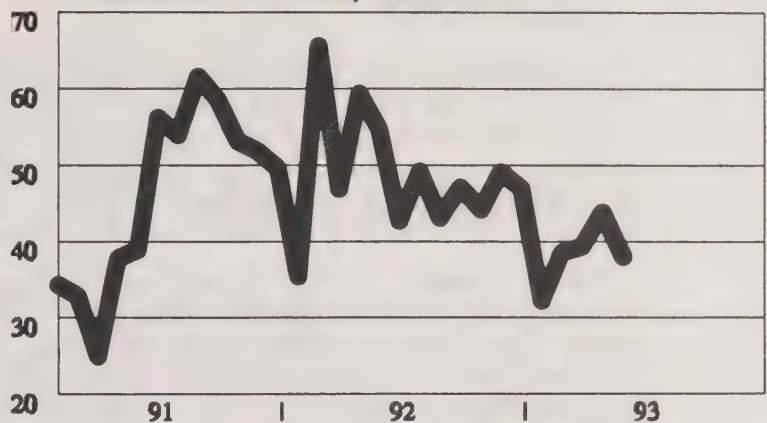
On a year-to-date basis May's actual multiple starts were 50 per cent lower than for the same period last year. The 2,634 assisted rental starts were 69 per cent lower than year-to-date in 1992; 835 year-to-date private rental starts were 42 per cent higher than their last year's level; and 1,211 multiple condominium starts, were 15 per cent lower than last year. May's year-to-date single starts remained five per cent ahead of 1992, despite the single starts SAAR decline.

## May's key home starts numbers:

- 3,949 new urban Ontario dwelling units were started in May 1993. This was 29 per cent lower than the 5,561 units started in May 1992. Single detached starts (2,395 units) fell three per cent and multiple starts (1,554 units) fell 50 per cent from the same month last year.
- Urban Canada reported 13,203 units started in May 1993, a drop of 16 per cent from the 15,782 units started in the same month last year. Singles (7,484 units) fell ten per cent and multiple starts (5,719 units) fell by 23 per cent.

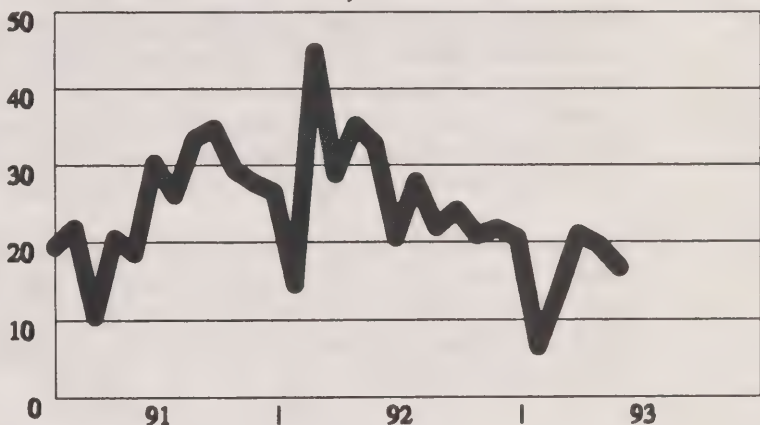
## Ontario May starts decline

Thousands of units, SAAR



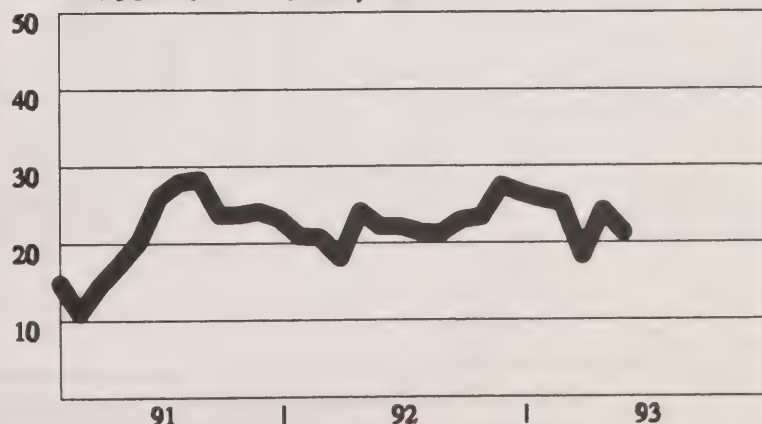
## Multiple starts dropped

Thousands of units, SAAR



## Single home starts edged down

Thousands of units, SAAR





- On a seasonally adjusted basis Ontario's annual rate of urban starts decreased to 38,000 in May from April's high of 43,800. Last year's May annual urban starts was higher at 54,700. Last year's total of 48,693 urban Ontario starts was also higher than this May's rate.
- Canada's urban starts were at 119,600 SAAR in May 1993, down from April's 143,300 SAAR. Last year Canada's May SAAR starts were higher at 143,400. Total urban Canada starts in 1992 at 140,126 were higher than this May's rate.

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## Existing Home Markets

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Ontario's existing home markets are coming off downward trends. April's seasonally adjusted MLS sales increased from March's in nine of Ontario's ten major metropolitan areas. The direction of seasonally adjusted prices varied, but sales to new listings ratios showed that price pressures are starting to recover. Seasonally adjusted sales to new listings ratios increased in eight of the ten major metropolitan areas, bottomed out in Ottawa and declined in Thunder Bay.

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## Ontario's Economy

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Ontario's employment dropped for the second consecutive month, taking consumer confidence down with it. Following eight consecutive months of increases, Ontario's seasonally adjusted employment declined by 13,000 jobs in April and another 13,000 jobs in May. In spite of the job losses, May's level of 4,780,000 jobs still represents a level which recovered approximately a fourth of the jobs lost during the recent recession. May's unemployment rate remained at 10.7 per cent.

Ontario's indicators of consumer confidence remain weak. Passenger vehicle sales spiked upwards in March, but are below last year's levels. Consumer confidence is not likely to rise until the threat of job loss diminishes and sustained job growth occurs. Retail sales continue to grow at a snails pace. April's business bankruptcies declined but are volatile and still high.

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\* The SAAR is a monthly figure that is adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels.



# COMPARISON OF 1992 AND 1993 URBAN STARTS

	SINGLE DETACHED			ALL OTHER TYPES			TOTAL	
	1992	1993	%Change	1992	1993	%Change	1992	1993
JANUARY-MAY								
CENSUS MET. AREAS								
HAMILTON	342	536	57	623	410	-34	965	946
KITCHENER	251	428	71	533	307	-42	784	735
LONDON	288	265	-8	287	713	148	575	978
OSHAWA	450	335	-26	724	26	-96	1,174	361
OTTAWA(ONT)	662	565	-15	1,424	750	-47	2,086	1,315
ST.CATHS.NIAG.	162	186	15	706	221	-69	868	407
SUDBURY	178	80	-55	248	139	-44	426	219
THUN.BAY	81	77	-5	70	10	-86	151	87
TORONTO	3,207	3,397	6	5,501	2,958	-46	8,708	6,355
WINDSOR	333	320	-4	158	62	-61	491	382
CMA TOTAL	5,954	6,189	4	10,274	5,596	-46	16,228	11,785
OTHER URBAN	1,185	1,280	8	2,097	651	-69	3,282	1,931
URBAN ONTARIO *	7,139	7,469	5	12,371	6,247	-50	19,510	13,716
URBAN CANADA *	25,006	23,474	-6	27,220	23,685	-13	52,226	47,159

\* Urban centres with a population of 10,000 persons or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE AND TENURE (INTENDED MARKET) MONTH & YEAR TO DATE - ONTARIO

STARTS: MAY 1993      COMPLETIONS: MAY 1993      UNDER CONSTRUCTION  
AT END OF MAY 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	2,395	127	226	12	2,760	1,456	138	143	0	1,737	8,460	795	860	12	10,127
RENTAL	0	0	228	689	2,917	15	10	134	442	601	0	10	1,371	8,641	10,022
CONDO	0	0	118	0	118	1	0	72	0	73	10	14	817	2,198	3,039
CO-OP	0	22	0	132	154	0	0	25	107	132	0	22	467	2,263	2,752
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL URBAN ONT	2,395	149	572	833	3,949	1,472	148	374	549	2,543	8,470	841	3,515	13,114	25,940

STARTS: YTD MAY 1993      COMPLETIONS: YTD MAY 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
HOMEOWNER	7,465	753	802	12	9,032	7,931	876	925	0	9,732
RENTAL	0	8	833	2,116	2,957	15	28	713	3,535	4,291
CONDO	3	2	714	495	1,214	15	6	523	317	861
CO-OP	0	22	150	340	512	0	0	218	458	676
UNKNOWN	1	0	0	0	1	0	0	0	0	0
TOTAL URBAN ONT	7,469	785	2,499	2,963	13,716	7,961	910	2,379	4,310	15,560

Note: Rental includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units



# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY CMA, CA AND REGIONAL MUNICIPALITY

STARTS: YTD MAY 1993

COMPLETIONS: YTD MAY 1993

UNDER CONSTRUCTION  
AT END OF MAY 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>CENSUS METRO AREA</b>															
HAMILTON	536	94	312	4	946	457	6	268	233	964	483	98	474	274	1,329
KITCHENER	428	65	237	5	735	363	78	149	257	847	364	59	318	300	1,041
LONDON	265	82	141	490	978	255	54	107	43	459	222	64	260	800	1,346
OSHAWA	335	14	0	12	361	340	24	60	58	482	389	24	119	263	795
OTTAWA	565	16	541	193	1,315	804	16	601	382	1,803	375	33	244	625	1,277
ST. CATHARINES	186	34	77	110	407	234	34	60	163	491	184	46	252	226	708
SUDBURY	80	48	3	88	219	167	36	59	220	482	54	36	29	168	287
THUNDER BAY	77	4	0	6	87	125	14	0	28	167	119	2	0	6	127
TORONTO	3,397	286	789	1,883	6,355	3,386	478	660	2,019	6,543	4,456	278	1,132	9,157	15,023
WINDSOR	320	12	0	50	382	373	22	36	3	434	305	6	0	107	418
<b>CENSUS AGGLOMERATES</b>															
BARRIE	229	2	0	0	231	219	2	44	88	353	252	2	0	80	334
BELLEVILLE	45	2	0	50	97	73	0	88	11	172	54	2	0	50	106
BRANTFORD	122	34	19	0	175	100	22	8	0	130	111	40	14	178	343
CORNWALL	16	10	4	0	30	40	16	5	0	61	23	6	4	0	33
GUELPH	76	4	101	3	184	83	2	44	102	231	55	2	157	119	333
KINGSTON	77	30	16	0	123	123	38	21	0	182	89	34	100	291	514
NORTH BAY	15	8	0	3	26	42	12	0	149	203	21	30	88	63	202
PETERBOROUGH	83	8	0	0	91	78	0	47	30	155	99	8	0	0	107
SARNIA	65	0	40	20	125	58	6	0	6	70	65	0	40	173	278
SAULT STE. MARIE	36	2	120	16	174	29	0	0	211	240	42	2	110	26	180
<b>OTHER ONT AREAS*</b>	516	30	99	30	675	612	50	122	307	1,091	1,145	87	330	357	1,919
<b>URBAN ONTARIO*</b>	7,469	785	2,499	2,963	13,716	7,961	910	2,379	4,310	15,560	8,470	841	3,515	13,114	25,940
<b>URBAN CANADA*</b>	23,474	3,763	6,374	13,548	47,159	22,426	3,115	5,523	12,441	43,505	25,418	4,144	9,095	34,196	72,853

\*Urban centres with a population of 10,000 persons or more

STARTS: MAY 1993

COMPLETIONS: MAY 1993

UNDER CONSTRUCTION  
AT END OF MAY 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER, T	14	0	0	0	14	3	0	0	0	3	26	0	3	0	29
BURLINGTON, C	15	0	0	0	15	18	0	3	0	21	90	0	101	120	311
DUNDAS, T	4	0	0	0	4	2	0	0	0	2	12	0	34	0	46
FLAMBOROUGH, TWP	29	0	0	0	29	7	0	0	0	7	129	92	47	0	268
GLANBROOKE, TWP	8	0	0	0	8	4	0	0	0	4	40	4	0	0	40
GRIMSBY, T	2	0	0	0	2	6	0	0	0	6	26	4	0	0	30
HAMILTON, C	45	0	140	4	189	35	0	0	0	35	109	2	211	61	383
STONE CREEK, C	15	0	7	0	22	11	0	0	0	11	51	0	78	93	222
<b>TOTAL</b>	<b>132</b>	<b>0</b>	<b>147</b>	<b>4</b>	<b>283</b>	<b>86</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>89</b>	<b>483</b>	<b>98</b>	<b>474</b>	<b>274</b>	<b>1,329</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE, C	27	3	0	2	32	25	6	0	0	31	94	35	174	126	429
DUMFRIES NORTH, TWP	5	0	0	0	5	1	0	0	0	1	7	0	8	0	15
KITCHENER, C	49	4	0	0	53	41	6	80	0	127	160	10	50	106	326
WATERLOO, C	20	6	4	0	30	19	2	0	0	21	96	14	86	68	264
WOOLWICH, TWP	1	0	0	0	1	1	0	0	0	1	7	0	0	0	7
<b>TOTAL</b>	<b>102</b>	<b>13</b>	<b>4</b>	<b>2</b>	<b>121</b>	<b>87</b>	<b>14</b>	<b>80</b>	<b>0</b>	<b>181</b>	<b>364</b>	<b>59</b>	<b>318</b>	<b>300</b>	<b>1,041</b>
<b>LONDON CMA</b>															
BELMONT, VIL	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
DELAWARE, TWP	0	0	0	0	0	2	0	0	0	2	4	0	0	0	4
DORCHESTER NORTH, TWP	3	0	0	0	3	1	0	0	0	1	13	0	0	0	13
LOBO, TWP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
LONDON, C	56	22	8	144	230	44	10	41	0	95	164	36	260	797	1,257
LONDON, TWP	2	0	0	0	2	6	0	0	0	6	7	0	0	0	7
NISSOURI WEST, TWP	4	0	0	0	4	0	0	0	0	0	4	0	0	0	4
PORT STANLEY, VIL	1	0	0	0	1	0	0	0	0	0	2	0	0	0	2
SOUTHWOLD, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ST THOMAS, C	7	10	0	0	17	4	6	0	0	22	19	28	0	3	50
YARMOUTH, TWP	0	0	0	0	0	3	0	0	0	3	4	0	0	0	4
<b>TOTAL</b>	<b>73</b>	<b>32</b>	<b>8</b>	<b>144</b>	<b>257</b>	<b>60</b>	<b>16</b>	<b>41</b>	<b>12</b>	<b>129</b>	<b>222</b>	<b>64</b>	<b>260</b>	<b>800</b>	<b>1,346</b>



## STARTS: MAY 1993

## COMPLETIONS: MAY 1993

UNDER CONSTRUCTION  
AT END OF MAY 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE,T	39	0	0	0	39	29	0	0	0	29	158	4	58	26	246
OSHAWA,C	55	2	0	0	57	10	4	0	0	14	87	20	0	112	219
WHITBY,T	38	0	0	0	38	40	0	0	0	40	144	0	61	125	330
<b>TOTAL</b>	<b>132</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>134</b>	<b>79</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>83</b>	<b>389</b>	<b>24</b>	<b>119</b>	<b>263</b>	<b>795</b>
<b>OTTAWA CMA</b>															
CLARENCE,TWP	14	0	0	0	14	6	0	0	0	6	17	0	0	0	17
CUMBERLAND,TWP	10	0	7	0	17	11	0	9	0	20	15	0	53	2	70
GLOUCESTER,C	53	0	0	0	53	14	0	13	0	27	73	0	0	36	109
GOULBOURN,TWP	21	0	0	0	21	13	0	15	0	28	29	10	5	0	44
KANATA,C	35	0	87	0	122	43	0	57	0	100	80	2	125	0	207
NEPEAN,C	44	0	17	0	61	13	0	12	0	25	63	0	34	113	210
OSGOODE,TWP	19	0	0	0	19	3	0	0	0	3	27	0	0	0	27
OTTAWA,C	13	6	12	0	31	6	4	11	0	21	32	21	18	419	490
RIDEAU,TWP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
ROCKCLIFFE PARK,VIL	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
ROCKLAND,T	3	0	13	55	71	3	0	12	0	15	1	0	9	55	65
VANIER,C	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0
WEST CARLETON,TWP	14	0	0	0	14	10	0	0	0	10	33	0	0	0	33
<b>TOTAL</b>	<b>226</b>	<b>6</b>	<b>136</b>	<b>55</b>	<b>423</b>	<b>122</b>	<b>6</b>	<b>129</b>	<b>0</b>	<b>257</b>	<b>375</b>	<b>33</b>	<b>244</b>	<b>625</b>	<b>1,277</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE,T	8	0	0	0	8	4	0	0	0	4	24	4	0	0	28
LINCOLN,T	5	0	0	0	5	2	0	4	0	6	15	2	0	0	17
NIAGARA-FALLS,C	13	2	0	0	15	12	2	10	0	24	41	16	14	75	146
NIAGARA-ON-THE-LAKE,T	5	0	0	0	5	2	0	0	0	2	21	0	0	0	21
PELHAM,T	4	0	0	0	4	8	0	0	0	8	23	0	0	0	23
PORT COLBOURNE,C	2	0	0	0	2	1	0	0	0	1	6	0	0	0	6
ST. CATHARINES,C	1	0	0	0	1	6	0	0	60	66	12	0	192	129	333
THOROLD,C	3	0	0	0	3	6	2	0	0	8	11	2	14	0	27
WAINFLEET,TWP	3	0	0	0	3	1	0	0	0	1	7	0	0	0	7
WELLAND,C	3	8	0	0	11	6	4	0	0	10	24	22	32	22	100
<b>TOTAL</b>	<b>47</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>57</b>	<b>48</b>	<b>8</b>	<b>14</b>	<b>60</b>	<b>130</b>	<b>184</b>	<b>46</b>	<b>252</b>	<b>226</b>	<b>708</b>

STARTS: MAY 1993

COMPLETIONS: MAY 1993

UNDER CONSTRUCTION  
AT END OF MAY 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKLE CENTRE, T	0	24	0	0	24	1	4	0	0	5	9	24	0	2	35
ONAPING FALLS, T	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RAYSIDE-BALFOUR, T	2	0	0	0	2	1	0	0	0	1	4	0	0	0	4
SUDBURY, T	6	4	3	64	77	2	0	0	0	2	25	10	29	166	230
VALLEY EAST, T	6	2	0	0	8	1	0	25	0	26	7	2	0	0	9
WALDEN, T	3	0	0	0	3	4	0	0	0	4	9	0	0	0	9
<b>TOTAL</b>	17	30	3	64	114	9	4	25	0	38	54	36	29	168	287
<b>THUNDER BAY CMA</b>															
CONMEE, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING, TWP	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
O'CONNOR, TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OLIVER, TWP	0	0	0	0	0	0	0	0	0	0	13	0	0	0	13
PAIPOONAGE, TWP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
SHUNIAH, TWP	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
THUNDER BAY, C	35	0	0	6	41	12	6	0	8	26	91	2	0	6	99
<b>TOTAL</b>	35	0	0	6	41	12	6	0	8	26	119	2	0	6	127
<b>WINDSOR CMA</b>															
ANDERDON, TWP	6	0	0	0	6	3	0	0	0	3	11	0	0	0	11
BELLE RIVER, T	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
COLCHESTER NORTH, TWP	0	0	0	0	0	3	0	0	0	3	1	0	0	0	1
ESSEX, T	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
LASALLE, T	20	0	0	0	20	7	0	0	0	7	64	0	0	35	99
MAIDSTONE, TWP	16	0	0	0	16	10	0	0	0	10	41	0	0	0	41
ROCHESTER, TWP	6	0	0	0	6	0	0	0	0	0	11	0	0	0	11
SANDWICH SOUTH, TWP	14	0	0	0	14	2	0	0	0	2	35	0	0	0	35
ST CLAIR BEACH, VIL	3	0	0	0	3	0	0	0	0	0	3	0	0	0	3
TECUMSETH, T	14	2	0	0	16	4	4	0	0	8	31	4	0	0	35
WINDSOR, C	34	0	0	0	34	31	0	0	0	31	98	2	0	72	172
<b>TOTAL</b>	113	2	0	0	115	60	4	0	0	64	305	6	0	107	418



STARTS: MAY 1993

COMPLETIONS: MAY 1993

UNDER CONSTRUCTION  
AT END OF MAY 1993

	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL	SINGLE	DOUBLE	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	4	2	0	128	134	2	2	0	107	111	33	4	20	1,199	1,256
SCARBOROUGH,C	31	0	0	13	44	30	0	0	0	30	123	0	18	1,085	1,226
TORONTO,C	12	2	0	106	120	2	0	0	71	73	42	14	0	2,397	2,453
YORK EAST,B	2	0	0	0	2	0	0	0	41	41	6	0	0	87	93
YORK NORTH,C	30	0	24	68	122	24	2	0	166	192	176	0	85	1,535	1,796
YORK,C	8	2	0	0	10	2	0	0	0	2	11	12	34	225	282
<b>TOTAL</b>	<b>87</b>	<b>6</b>	<b>24</b>	<b>315</b>	<b>432</b>	<b>60</b>	<b>4</b>	<b>0</b>	<b>385</b>	<b>449</b>	<b>391</b>	<b>30</b>	<b>157</b>	<b>6,528</b>	<b>7,106</b>
<b>YORK REGION</b>															
AURORA,T	8	0	0	0	8	14	0	0	0	14	109	0	0	0	109
EAST GWILLIMBURY,T	4	0	0	0	4	0	0	0	0	0	204	0	8	0	212
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GEORGINA,TWP	6	0	0	0	6	34	0	0	0	34	60	0	0	0	60
KING,TWP	1	0	0	0	1	8	0	0	0	8	25	0	0	0	25
MARKHAM,T	62	0	0	0	62	35	0	0	0	35	256	0	12	14	282
NEWMARKET,T	14	0	0	0	14	29	0	0	0	29	115	0	160	99	374
RICHMOND HILL,T	185	0	0	42	227	67	0	0	0	67	582	2	146	66	796
VAUGHAN,C	76	0	62	125	263	63	0	0	0	63	305	0	62	706	1,074
WHITCHURCH-STOUFF,T	1	0	0	0	1	1	0	0	0	1	13	0	0	0	13
<b>TOTAL</b>	<b>357</b>	<b>0</b>	<b>62</b>	<b>167</b>	<b>586</b>	<b>251</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>251</b>	<b>1,670</b>	<b>2</b>	<b>388</b>	<b>885</b>	<b>2,945</b>
<b>PEEL REGION</b>															
BRAMPTON,C	57	4	11	0	72	49	4	16	0	69	290	40	82	138	550
CALEDON,T	8	0	0	0	8	11	0	0	0	11	58	0	77	0	135
MISSISSAUGA,C	255	0	98	0	353	169	54	5	0	228	954	158	330	1,318	2,760
<b>TOTAL</b>	<b>320</b>	<b>4</b>	<b>109</b>	<b>0</b>	<b>433</b>	<b>229</b>	<b>58</b>	<b>21</b>	<b>0</b>	<b>308</b>	<b>1,302</b>	<b>198</b>	<b>489</b>	<b>1,456</b>	<b>3,445</b>
<b>OTHER AREAS</b>															
AJAX,T	0	0	0	0	0	13	0	6	0	19	244	0	31	101	376
ALLST/BEETN/TECM/TOTN,T	38	0	0	0	38	3	0	0	0	3	50	0	0	0	50
BRADFORD,W.GWILLIMBURY,T	44	0	0	46	90	1	0	0	0	1	81	0	0	46	127
HALTON HILLS,T	32	0	0	0	32	60	0	0	0	60	251	0	0	0	251
MILTON,T	8	0	0	0	8	0	0	0	0	0	17	0	0	0	17
OAKVILLE,T	121	4	52	0	177	22	6	41	0	69	258	38	67	141	504
ORANGEVILLE,T	7	0	0	0	7	0	0	0	0	0	31	0	0	0	31
PICKERING,T	20	4	0	0	24	21	0	0	0	21	122	4	0	0	126
UXBRIDGE,TWP	4	0	0	0	4	5	0	0	0	5	39	6	0	0	45
<b>TOTAL</b>	<b>274</b>	<b>8</b>	<b>52</b>	<b>46</b>	<b>380</b>	<b>125</b>	<b>6</b>	<b>47</b>	<b>0</b>	<b>178</b>	<b>1,093</b>	<b>48</b>	<b>98</b>	<b>288</b>	<b>1,527</b>
<b>TOTAL TORONTO CMA</b>	<b>1,038</b>	<b>18</b>	<b>247</b>	<b>528</b>	<b>1,831</b>	<b>665</b>	<b>68</b>	<b>68</b>	<b>385</b>	<b>1,186</b>	<b>4,456</b>	<b>278</b>	<b>1,132</b>	<b>9,157</b>	<b>15,023</b>

# AVERAGE AND MEDIAN PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS BY CENSUS METROPOLITAN AREA

	SINGLE			SEMI		
	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS
CENSUS METRO AREA						
HAMILTON	229	190	83	182	182	1
KITCHENER	185	170	78	138	140	15
LONDON	230	201	61	120	119	22
OSHAWA	201	190	81	138	144	3
OTTAWA	213	187	141	133	100	3
ST CATHARINES	182	174	42	105	95	7
SUDBURY	152	150	9	0	0	0
THUNDER BAY	183	170	12	0	0	0
TORONTO	304	262	668	187	175	67
WINDSOR	234	208	48	0	0	0



## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of six (6) large Branch Offices and eight (8) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1991 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.

# ONTARIO OFFICES

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**ONTARIO  
REGIONAL OFFICE**

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Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2004**

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**BRANCH AND  
LOCAL OFFICES**

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**BARRIE**

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

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295 King Street East  
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50 Queen Street North  
Suite 480  
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N2H 6K8

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**LONDON**

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4th Floor  
London, Ontario  
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**Tel.: (705) 472-7750**  
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## **LOCAL HOUSING MARKET REPORT**

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## **RENTAL MARKET REPORT**

These reports provide current vacancy and rent statistics on a semi-annual basis for local markets. The reports are based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. Vacancy data is provided from the April survey, while Rent and Vacancy data are available from the October survey.

## **REAL ESTATE FORECAST**

Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

## **BUILDERS' FORECAST**

This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

## **HOUSING MARKET FORECAST**

This report includes forecasts of the local economy, interest rates and key new and existing housing indicators such as starts, supply of land, labour and materials, sales, prices, and resale listings. It is produced semi-annually in the spring and fall in smaller markets to replace the Real Estate and Builders' forecasts.

## **RETIREMENT HOME SURVEY**

A report produced by some offices to indicate the state of the retirement home market. Vacancy rates, per diem rates, and new construction for retirement homes are summarized annually.







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# ONTARIO HOUSING MARKET REPORT

JUNE 1993







# Ontario

## Housing Market Report

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Canada Mortgage and Housing Corporation  
Ontario Regional Office  
2255 Sheppard Avenue, East Suite E222  
Willowdale, Ontario M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back of the report for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

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# ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

## New Home Construction

New housing construction in urban Ontario fell 24 per cent in June following a 13 per cent decline in May. June starts fell to a 28,800 Seasonally Adjusted Annual Rate (SAAR<sup>1</sup>) from a revised May level of 38,000 SAAR. Urban starts are now running far below last year's 48,693 total. Single family home starts have dropped for two consecutive months while multiple family home construction has fallen for the third month in a row. June's 14 per cent SAAR decline in single-detached house starts was compounded by a 37 per cent drop in multiple family home starts.

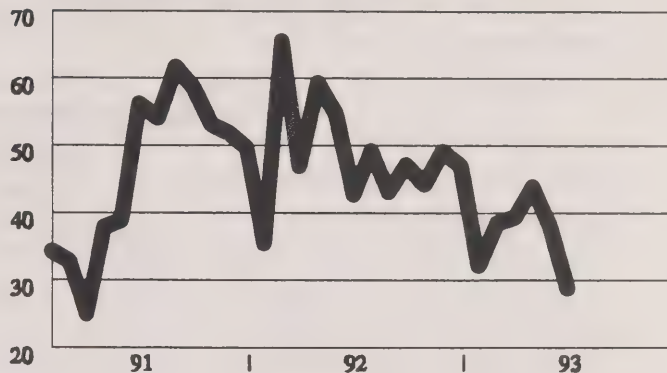
On a comparative basis, June's year-to-date actual multiple starts were 49 per cent lower than for the same period last year. By the end of the first six months of 1993, nine out of ten of Ontario's largest urban centres had fewer multiple units started than in the same period last year. Declines in assisted housing account for the lion's share of this decline. Just 142 assisted rental dwellings were started in June bringing the year to date assisted housing starts to 2,776 units, only 29 per cent of last year's 9,439 assisted starts for the same period.

## June's key home starts numbers

- 3,093 new urban Ontario dwelling units were started in June 1993. This was 30 per cent lower than the 4,438 units started in June 1992. Single detached starts (2,175 units) fell 17 per cent and multiple unit starts (918 units) fell 50 per cent from June last year.

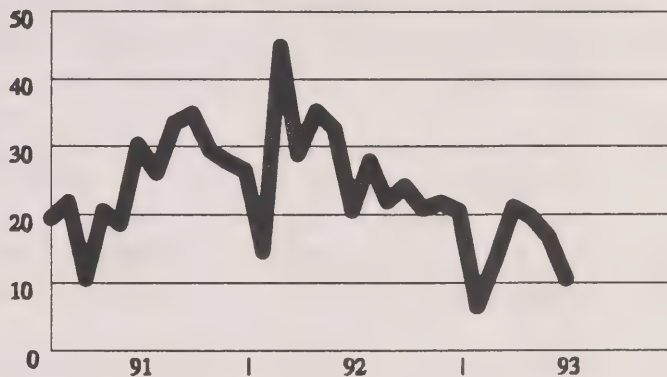
## Ontario's June starts drop

Thousands of units, SAAR



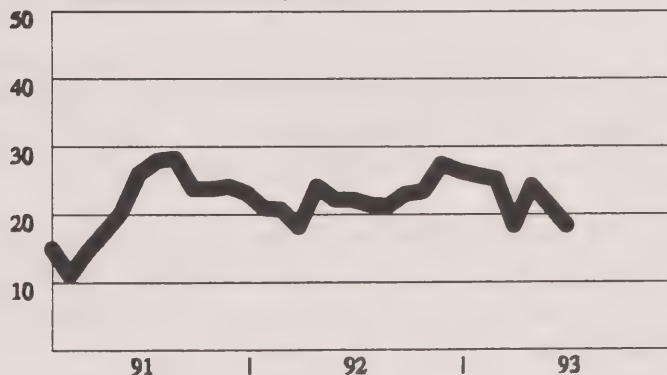
## Multiple starts dropped

Thousands of units, SAAR



## Single home starts slowed

Thousands of units, SAAR



<sup>1</sup> The SAAR is a monthly figure that is adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels.

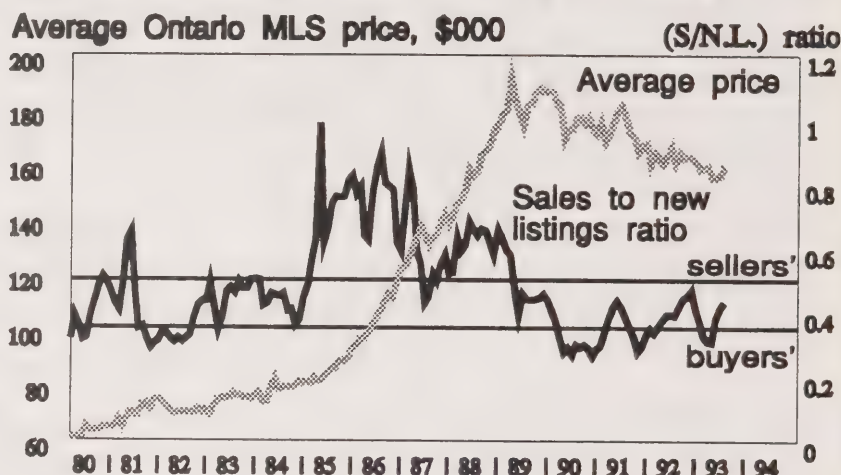


- Urban Canada reported 12,965 units started in June of 1993, a drop of 15 per cent from the 15,229 units started in the same month last year. Single starts (7,216 units) fell 12 per cent and multiple starts (5,749 units) fell 18 per cent from the same month last year.

- On a seasonally adjusted basis Ontario's June annual rate of urban starts decreased to 28,800, down from May's high of 38,000. Last year's June annual urban starts rate was higher at 42,700. Last year's total of 48,693 urban Ontario starts was also higher than this June's rate.

- Canada's seasonally adjusted annual rate of urban starts was 119,900 in June 1993, close to May's 119,600. Last year Canada's June rate was higher at 146,000. Total urban Canada starts in 1992 at 140,126 were also higher than this June's rate.

### Ontario's price adjustment to market pressure Market pressure, measured by the sales to new listings ratio, recently increased



Source of raw data: Canadian Real Estate Association  
Seasonal Adjustment: CMHC

## Existing Home Markets

Ontario's June sales through the Multiple Listing Service (MLS<sup>2</sup>) have increased. Sales have been recovering since their March 1993 low of 94,000 Seasonally Adjusted at Annual Rates (SAAR) and are now at 138,000 SAAR. June's annualized monthly level was running higher than last year's total of 131,381 Ontario sales.

Ontario's average MLS price is stabilizing. June's sales to new listings ratio rose or was flat in nine of Ontario's ten major metropolitan areas, which foretells a recovery in price. On a seasonally adjusted basis Ontario's June average MLS price was the highest so far this year.

2 Multiple Listing Service (MLS) is a registered certification mark of The Canadian Real Estate Association.



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## Ontario's Economy

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Ontario's employment is see-sawing. After two consecutive monthly losses of 13,000 jobs in April and May, there was a recovery of 27,000 jobs in June. Ontario's seasonally adjusted June employment level of 4,807,000, still only represents a recovery of approximately a third of the jobs lost during the recession, but the upward momentum is lost.

A down-tick of Ontario's manufacturing industry, employment and activity is confirmed by the value of April's and May's shipments of Ontario manufacturing industries, which receded on a seasonally adjusted basis from March's peak. In addition, Canada's manufacturing industry survey reported a second quarter decline in the proportion of Ontario's manufacturing industries, expecting production to be higher. On a more positive note, just under a third of the Ontario respondents to the manufacturing industry survey indicated that new order levels are rising. This is still a fairly high proportion from a historical perspective.

Business confidence is shaky. June's seasonally adjusted help wanted index fell to the lowest level in over a year. Despite a recovering U.S. economy, the anticipated rebound of Ontario manufacturing employment as a result of exports to the U.S. has not yet occurred.

# COMPARISON OF 1992 AND 1993 URBAN STARTS

JANUARY-JUNE CENSUS MET. AREAS	SINGLE DETACHED		ALL OTHER TYPES		TOTAL	
	1992	1993	%Change	1992	1993	%Change
HAMILTON	430	674	57	793	1,223	-8
KITCHENER	362	512	41	611	973	-15
LONDON	398	355	-11	291	689	73
OSHAWA	553	437	-21	780	1,333	-63
OTTAWA(ONT)	989	756	-24	1,702	2,691	-36
ST.CATHARINES	212	256	21	720	932	-45
SUDBURY	240	137	-43	448	688	-56
THUNDER BAY	150	134	-11	105	255	-37
TORONTO	4,154	4,104	-1	6,096	10,250	-28
WINDSOR	430	450	5	174	604	-12
<b>CMA TOTAL</b>	<b>7,918</b>	<b>7,815</b>	<b>-1</b>	<b>11,720</b>	<b>19,638</b>	<b>-28</b>
<b>OTHER URBAN</b>	<b>1,827</b>	<b>1,829</b>	<b>0</b>	<b>2,483</b>	<b>4,310</b>	<b>-40</b>
<b>URBAN ONTARIO *</b>	<b>9,745</b>	<b>9,644</b>	<b>-1</b>	<b>14,203</b>	<b>23,948</b>	<b>-30</b>
<b>URBAN CANADA *</b>	<b>33,186</b>	<b>30,690</b>	<b>-8</b>	<b>34,269</b>	<b>67,455</b>	<b>-11</b>

\* Urban centres with a population of 10,000 persons or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE AND TENURE (INTENDED MARKET) MONTH & YEAR TO DATE - ONTARIO

STARTS: JUN 1993

COMPLETIONS: JUN 1993

UNDER CONSTRUCTION  
AT END OF JUNE 93

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	2,169	147	248	0	2,564	1,672	149	247	0	2,068	8,895	817	877	14	10,603
RENTAL	2	8	58	126	194	0	4	192	774	970	2	16	1,233	7,972	9,223
CONDOMINIUM	4	0	225	51	280	4	0	8	268	280	11	14	1,034	2,001	3,060
COOPERATIVE	0	8	47	0	55	0	0	6	0	6	0	30	508	2,263	2,801
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>2,175</b>	<b>163</b>	<b>578</b>	<b>177</b>	<b>3,093</b>	<b>1,676</b>	<b>153</b>	<b>453</b>	<b>1,042</b>	<b>3,324</b>	<b>8,908</b>	<b>877</b>	<b>3,652</b>	<b>12,250</b>	<b>25,687</b>

STARTS: YTD JUN 1993

COMPLETIONS: YTD JUN 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	9,634	900	1,050	12	11,596	9,603	1,025	1,172	0	11,800
RENTAL	2	16	891	2,242	3,151	15	32	905	4,309	5,261
CONDOMINIUM	7	2	939	546	1,494	19	6	531	585	1,141
COOPERATIVE	0	30	197	340	567	0	0	224	458	682
UNKNOWN	1	0	0	0	1	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>9,644</b>	<b>948</b>	<b>3,077</b>	<b>3,140</b>	<b>16,809</b>	<b>9,637</b>	<b>1,063</b>	<b>2,832</b>	<b>5,352</b>	<b>18,884</b>

Note: Rental includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units



# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY CMA, CA AND REGIONAL MUNICIPALITY

STARTS: YTD JUN 1993

COMPLETIONS: YTD JUN 1993

UNDER CONSTRUCTION  
AT END OF JUN 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>CENSUS METRO AREA</b>															
HAMILTON	674	112	339	4	1,129	570	6	280	317	1,173	508	116	489	190	1,303
KITCHENER	512	72	237	5	826	487	112	218	341	1,158	324	34	246	216	820
LONDON	355	100	238	499	1,192	313	58	121	119	611	254	78	343	733	1,408
OSHAWA	437	16	24	12	489	424	32	127	219	802	395	18	76	102	591
OTTAWA	756	24	725	212	1,717	988	21	754	523	2,286	381	36	275	505	1,197
ST.CATHARINES	256	60	89	110	515	276	48	60	163	547	212	58	264	226	1,760
SUDBURY	137	66	3	94	300	204	40	59	222	525	74	50	29	172	325
THUNDER BAY	134	12	0	14	160	141	14	0	28	183	160	10	0	14	184
TORONTO	4,104	308	994	1,934	7,340	4,071	514	745	2,179	7,509	4,436	288	1,268	9,022	15,014
WINDSOR	450	22	12	50	534	442	28	36	3	509	364	10	12	112	498
<b>CENSUS AGGLOMERATES</b>															
BARRIE	360	2	0	0	362	246	2	44	88	380	352	2	0	80	434
BELLEVILLE	75	2	0	50	127	80	0	88	11	179	77	2	0	50	129
BRANTFORD	142	34	19	0	195	118	36	11	0	165	113	26	11	178	328
CORNWALL	22	10	4	0	36	42	18	5	0	65	27	4	4	0	35
GUELPH	96	4	101	3	204	106	4	44	102	256	53	0	156	119	328
KINGSTON	128	34	21	0	183	145	46	63	92	346	118	30	63	199	410
NORTH BAY	29	12	0	3	44	44	12	0	149	205	33	34	88	63	218
PETERBOROUGH	117	8	0	29	154	96	2	47	30	175	115	6	0	29	150
SARNIA	79	0	40	20	139	75	6	0	159	240	62	0	40	20	122
SAULT STE. MARIE	46	2	120	16	184	34	0	0	211	245	47	2	110	26	185
<b>OTHER ONT AREAS*</b>	735	48	111	85	979	735	64	130	396	1,325	1,365	105	315	321	2,106
<b>URBAN ONTARIO*</b>	9,644	948	3,077	3,140	16,809	9,637	1,063	2,832	5,352	18,884	8,908	877	3,652	12,250	25,687
<b>URBAN CANADA*</b>	30,690	4,736	7,990	16,708	60,124	28,231	4,092	7,062	16,780	56,165	26,758	4,179	9,180	33,238	73,355

\*Urban centres with a population of 10,000 persons or more



## STARTS: JUN 1993

## COMPLETIONS: JUN 1993

UNDER CONSTRUCTION  
AT END OF JUN 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER,T	19	0	4	0	23	3	0	0	0	3	42	0	7	0	49
BURLINGTON,C	14	0	4	0	18	22	0	0	84	106	82	0	105	36	223
DUNDAS,T	8	0	0	0	8	4	0	4	0	8	16	0	30	0	46
FLAMBOROUGH,TWP	36	18	12	0	66	23	0	0	0	23	142	110	59	0	311
GLANBROOKE,TWP	3	0	0	0	3	6	0	0	0	6	37	0	0	0	37
GRIMSBY,T	1	0	0	0	1	4	0	0	0	4	23	4	0	0	27
HAMILTON,C	42	0	0	0	42	34	0	0	0	34	117	2	211	61	391
STONEY CREEK,C	15	0	7	0	22	17	0	8	0	25	49	0	77	93	219
<b>TOTAL</b>	<b>138</b>	<b>18</b>	<b>27</b>	<b>0</b>	<b>183</b>	<b>113</b>	<b>0</b>	<b>12</b>	<b>84</b>	<b>209</b>	<b>508</b>	<b>116</b>	<b>489</b>	<b>190</b>	<b>1,303</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE,C	6	1	0	0	7	31	26	69	84	210	69	12	102	42	225
DUMFRIES NORTH,TWP	7	0	0	0	7	1	0	0	0	1	13	0	8	0	21
KITCHENER,C	51	2	0	0	53	41	0	0	0	41	170	12	50	106	338
WATERLOO,C	17	4	0	0	21	48	8	0	0	56	65	10	86	68	229
WOOLWICH,TWP	3	0	0	0	3	3	0	0	0	3	7	0	0	0	7
<b>TOTAL</b>	<b>84</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>91</b>	<b>124</b>	<b>34</b>	<b>69</b>	<b>84</b>	<b>311</b>	<b>324</b>	<b>34</b>	<b>246</b>	<b>216</b>	<b>820</b>
<b>LONDON CMA</b>															
BELMONT,VIL	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
DELAWARE,TWP	0	0	0	0	0	4	0	0	0	4	0	0	0	0	0
DORCHESTER NORTH,TWP	7	0	0	0	7	7	0	0	0	7	13	0	0	0	13
LOBO,TWP	3	0	0	0	3	0	0	0	0	0	7	0	0	0	7
LONDON,C	66	12	97	3	178	34	4	14	76	128	196	44	343	724	1,307
LONDON,TWP	1	0	0	0	1	3	0	0	0	3	5	0	0	0	5
NISSOURI WEST,TWP	3	0	0	0	3	2	0	0	0	2	5	0	0	0	5
PORT STANLEY,VIL	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1
SOUTHWOLD,TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ST THOMAS,C	4	0	0	0	4	4	0	0	0	4	19	34	0	9	62
YARMOUTH,TWP	6	0	0	0	6	3	0	0	0	3	7	0	0	0	7
<b>TOTAL</b>	<b>90</b>	<b>18</b>	<b>97</b>	<b>9</b>	<b>214</b>	<b>58</b>	<b>4</b>	<b>14</b>	<b>76</b>	<b>152</b>	<b>254</b>	<b>78</b>	<b>343</b>	<b>733</b>	<b>1,408</b>

## STARTS: JUN 1993

## COMPLETIONS: JUN 1993

UNDER CONSTRUCTION  
AT END OF JUN 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE,T	62	0	7	0	69	44	0	6	0	50	172	4	59	26	261
OSHAWA,C	9	2	0	0	11	15	8	0	36	59	81	14	76	76	171
WHITBY,T	31	0	17	0	48	25	0	61	125	211	142	0	17	0	159
<b>TOTAL</b>	<b>102</b>	<b>2</b>	<b>24</b>	<b>0</b>	<b>128</b>	<b>84</b>	<b>8</b>	<b>67</b>	<b>161</b>	<b>320</b>	<b>395</b>	<b>18</b>	<b>76</b>	<b>102</b>	<b>591</b>
<b>OTTAWA CMA</b>															
CLARENCE,TWP	23	0	0	0	23	5	0	0	0	5	35	0	0	0	35
CUMBERLAND,TWP	31	0	20	0	51	21	0	8	0	29	25	0	65	2	92
GLOUCESTER,C	25	0	0	0	25	24	0	0	12	36	74	0	0	24	98
GOULBOURN,TWP	20	0	3	0	23	20	0	5	0	25	29	10	3	0	42
KANATA,C	27	4	17	0	48	58	0	68	0	126	48	6	74	0	128
NEPEAN,C	24	0	11	0	139	24	0	45	34	103	63	0	104	79	246
OSGOODE,TWP	8	0	12	0	20	7	0	0	0	7	28	0	12	0	40
OTTAWA,C	6	4	17	19	46	13	5	18	95	131	25	20	17	345	407
RIDEAU,TWP	13	0	0	0	13	1	0	0	0	1	16	0	0	0	16
ROCKCLIFFE PARK,VIL	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
ROCKLAND,T	2	0	0	0	2	0	0	9	0	9	3	0	0	55	58
VANIER,C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WEST CARLETON,TWP	12	0	0	0	12	11	0	0	0	11	34	0	0	0	34
<b>TOTAL</b>	<b>191</b>	<b>8</b>	<b>184</b>	<b>19</b>	<b>402</b>	<b>184</b>	<b>5</b>	<b>153</b>	<b>141</b>	<b>483</b>	<b>381</b>	<b>36</b>	<b>275</b>	<b>505</b>	<b>1,197</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE,T	7	0	0	0	7	4	0	0	0	4	27	4	0	0	31
LINCOLN,T	14	16	12	0	42	3	0	0	0	3	26	18	12	0	56
NIAGARA-FALLS,C	17	2	0	0	19	12	6	0	0	18	46	12	14	75	147
NIAGARA-ON-THE-LAKE,T	6	0	0	0	6	7	0	0	0	7	20	0	0	0	20
PELHAM,T	4	0	0	0	4	6	0	0	0	6	21	0	0	0	21
PORT COLBOURNE,C	3	0	0	0	3	3	0	0	0	3	6	0	0	0	6
ST.CATHARINES,C	7	4	0	0	11	3	0	0	0	3	16	4	192	129	341
THOROLD,C	4	2	0	0	6	3	0	0	0	3	12	4	14	0	30
WAINFLEET,TWP	1	0	0	0	1	1	0	0	0	1	7	0	0	0	7
WELLAND,C	7	2	0	0	9	0	8	0	0	8	31	16	32	22	101
<b>TOTAL</b>	<b>70</b>	<b>26</b>	<b>12</b>	<b>0</b>	<b>108</b>	<b>42</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>56</b>	<b>212</b>	<b>58</b>	<b>264</b>	<b>226</b>	<b>760</b>



STARTS: JUN 1993

COMPLETIONS: JUN 1993

UNDER CONSTRUCTION  
AT END OF JUN 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKLE CENTRE,T	5	12	0	0	17	5	0	0	0	5	9	36	0	0	45
ONAPING FALLS,T	2	0	0	0	2	0	0	0	0	0	2	0	0	0	2
RAYSIDE-BALFOUR,T	6	0	0	0	6	4	0	0	0	4	6	0	0	0	6
SUDBURY,T	21	2	0	6	29	14	0	0	0	14	32	12	29	172	245
VALLEY EAST,T	20	4	0	0	24	8	4	0	0	12	19	2	0	0	21
WALDEN,T	3	0	0	0	3	6	0	0	0	6	6	0	0	0	6
<b>TOTAL</b>	<b>57</b>	<b>18</b>	<b>0</b>	<b>6</b>	<b>81</b>	<b>37</b>	<b>4</b>	<b>0</b>	<b>2</b>	<b>43</b>	<b>74</b>	<b>50</b>	<b>29</b>	<b>172</b>	<b>325</b>
<b>THUNDER BAY CMA</b>															
CONMEE,TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING,TWP	2	0	0	0	2	2	0	0	0	2	6	0	0	0	6
O'CONNOR,TWP	2	0	0	0	2	0	0	0	0	0	2	0	0	0	2
OLIVER,TWP	8	0	0	0	8	8	0	0	0	8	13	0	0	0	13
PAIPOONAGE,TWP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
SHUNIAH,TWP	3	0	0	0	3	2	0	0	0	2	6	0	0	0	6
THUNDER BAY,C	42	8	0	8	58	4	0	0	0	4	129	10	0	14	153
<b>TOTAL</b>	<b>57</b>	<b>8</b>	<b>0</b>	<b>8</b>	<b>73</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>160</b>	<b>10</b>	<b>0</b>	<b>14</b>	<b>184</b>
<b>WINDSOR CMA</b>															
ANDERDON,TWP	3	0	0	0	3	0	0	0	0	0	14	0	0	0	14
BELLE RIVER,T	4	0	0	0	4	1	0	0	0	1	7	0	0	0	7
COLCHESTER NORTH,TWP	3	0	0	0	3	0	0	0	0	0	4	0	0	0	4
ESSEX,T	9	0	0	0	9	3	0	0	0	3	12	0	0	0	12
LASALLE,T	17	0	0	0	17	11	0	0	0	11	70	0	0	35	105
MAIDSTONE,TWP	28	0	0	0	28	6	0	0	0	6	61	0	0	5	66
ROCHESTER,TWP	2	0	0	0	2	0	0	0	0	0	13	0	0	0	13
SANDWICH SOUTH,TWP	13	0	0	0	13	6	0	0	0	6	42	0	0	0	42
ST CLAIR BEACH,VIL	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
TECUMSETH,T	15	2	0	0	17	9	0	0	0	9	37	2	0	0	39
WINDSOR,C	36	8	12	0	56	33	4	0	0	35	101	8	12	72	193
<b>TOTAL</b>	<b>130</b>	<b>10</b>	<b>12</b>	<b>0</b>	<b>152</b>	<b>69</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>364</b>	<b>10</b>	<b>12</b>	<b>112</b>	<b>498</b>

STARTS: JUN 1993

COMPLETIONS: JUN 1993

UNDER CONSTRUCTION  
AT END OF JUN 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	6	0	49	0	55	8	0	0	0	8	31	4	69	1,199	1,303
SCARBOROUGH,C	2	0	0	0	2	16	0	0	0	16	109	0	18	1,085	1,212
TORONTO,C	5	2	0	11	18	10	0	0	0	10	37	16	0	2,382	2,435
YORK EAST,B	0	0	0	0	0	0	0	0	0	0	6	0	0	87	93
YORK NORTH,C	31	0	0	40	71	32	0	0	0	32	175	0	85	1,575	1,835
YORK,C	1	0	0	0	1	1	2	0	0	3	11	10	34	225	280
<b>TOTAL</b>	<b>45</b>	<b>2</b>	<b>49</b>	<b>51</b>	<b>147</b>	<b>67</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>69</b>	<b>369</b>	<b>30</b>	<b>206</b>	<b>6,553</b>	<b>7,158</b>
<b>YORK REGION</b>															
AURORA,T	10	0	0	0	10	26	0	0	0	26	93	0	0	0	93
EAST GWILLIMBURY,T	2	0	0	0	2	49	0	0	0	49	157	0	8	0	165
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GEORGINA,TWP	12	0	0	0	12	16	0	0	0	16	56	0	0	0	56
KING,TWP	3	0	0	0	3	8	0	0	0	8	19	0	0	0	19
MARKHAM,T	41	0	0	0	41	34	0	0	0	34	265	0	12	14	291
NEWMARKET,T	22	0	0	0	22	37	0	0	0	37	99	0	160	99	358
RICHMOND HILL,T	84	0	0	0	84	48	0	0	0	48	618	2	146	66	832
VAUGHAN,C	118	0	0	0	118	22	0	0	0	22	398	0	62	706	1,166
WHITCHURCH-STOUFF,T	1	0	0	0	1	1	0	0	0	1	13	0	0	0	13
<b>TOTAL</b>	<b>293</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>293</b>	<b>241</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>241</b>	<b>1,718</b>	<b>2</b>	<b>388</b>	<b>885</b>	<b>2,993</b>
<b>PEEL REGION</b>															
BRAMPTON,C	68	8	74	0	150	33	0	23	0	56	301	72	133	138	644
CALEDON,T	25	0	0	0	25	38	0	62	0	100	45	0	15	0	60
MISSISSAUGA,C	159	0	61	0	220	150	32	0	160	342	963	126	391	1,158	2,638
<b>TOTAL</b>	<b>252</b>	<b>8</b>	<b>135</b>	<b>0</b>	<b>395</b>	<b>221</b>	<b>32</b>	<b>85</b>	<b>160</b>	<b>498</b>	<b>1,309</b>	<b>198</b>	<b>539</b>	<b>1,296</b>	<b>3,342</b>
<b>OTHER AREAS</b>															
AJAX,T	0	0	0	0	0	7	0	0	0	7	237	0	31	101	369
ALLST/BEETN/TECM/TOTN,T	6	2	21	0	29	2	0	0	0	2	40	2	37	0	79
BRADFORD,W/GWILLIMBURY,T	0	0	0	0	0	18	0	0	0	18	63	0	0	46	109
HALTON HILLS,T	17	0	0	0	17	60	0	0	0	60	208	0	0	0	208
MILTON,T	2	0	0	0	2	3	0	0	0	3	16	0	0	0	16
OAKVILLE,T	72	10	0	0	82	34	2	0	0	36	296	46	67	141	550
ORANGEVILLE,T	13	0	0	0	13	5	0	0	0	5	39	0	0	0	39
PICKERING,T	6	0	0	0	6	25	0	0	0	25	103	4	0	0	107
UXBRIDGE,TWP	1	0	0	0	1	2	0	0	0	2	38	6	0	0	44
<b>TOTAL</b>	<b>117</b>	<b>12</b>	<b>21</b>	<b>0</b>	<b>150</b>	<b>156</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>158</b>	<b>1,040</b>	<b>58</b>	<b>135</b>	<b>288</b>	<b>1,521</b>
<b>TOTAL TORONTO CMA</b>	<b>707</b>	<b>22</b>	<b>205</b>	<b>51</b>	<b>985</b>	<b>685</b>	<b>36</b>	<b>85</b>	<b>160</b>	<b>965</b>	<b>4,436</b>	<b>288</b>	<b>1,268</b>	<b>9,022</b>	<b>15,014</b>



# AVERAGE AND MEDIAN PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS BY CENSUS METROPOLITAN AREA

	SINGLE			SEMI		
	AVERAGE PRICE (\$'000'S)	MEDIAN PRICE (\$'000'S)	UNITS	AVERAGE PRICE (\$'000'S)	MEDIAN PRICE (\$'000'S)	UNITS
CENSUS METRO AREA						
HAMILTON	207	189	106	140	140	1
KITCHENER	188	170	94	134	130	21
LONDON	220	187	45	123	119	6
OSHAWA	190	185	82	146	145	6
OTTAWA	210	199	198	225	230	6
ST.CATHARINES	186	179	50	108	97	10
SUDBURY	162	140	39	139	124	8
THUNDER BAY	149	138	16	0	0	0
TORONTO	302	253	667	194	175	68
WINDSOR	173	159	62	105	105	4

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## **LOCAL HOUSING MARKET REPORT**

Produced by local market analysts, these reports summarize, monthly or quarterly, statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets.

## **RENTAL MARKET REPORT**

These reports provide current vacancy and rent statistics on a semi-annual basis for local markets. The reports are based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. Vacancy data is provided from the April survey, while Rent and Vacancy data are available from the October survey.

## **REAL ESTATE FORECAST**

Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

## **BUILDERS' FORECAST**

This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

## **HOUSING MARKET FORECAST**

This report includes forecasts of the local economy, interest rates and key new and existing housing indicators such as starts, supply of land, labour and materials, sales, prices, and resale listings. It is produced semi-annually in the spring and fall in smaller markets to replace the Real Estate and Builders' forecasts.

## **RETIREMENT HOME SURVEY**

A report produced by some offices to indicate the state of the retirement home market. Vacancy rates, per diem rates, and new construction for retirement homes are summarized annually.

Canada

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MH 40  
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# ONTARIO HOUSING MARKET REPORT

JULY 1993







# Ontario

## Housing Market Report

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Canada Mortgage and Housing Corporation  
Ontario Regional Office  
2255 Sheppard Avenue, East Suite E222  
Willowdale, Ontario M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back of the report for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

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## ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

### New Home Construction

July's housing start figures show that seasonally adjusted urban Ontario home starts have increased by 22 per cent, rebounding slightly from the previous month's low. July's home starts rose to a 35,200 Seasonally Adjusted Annual Rate (SAAR\*) from June's 28,800 SAAR. Urban starts levels continue to run far below last year's 48,693 total.

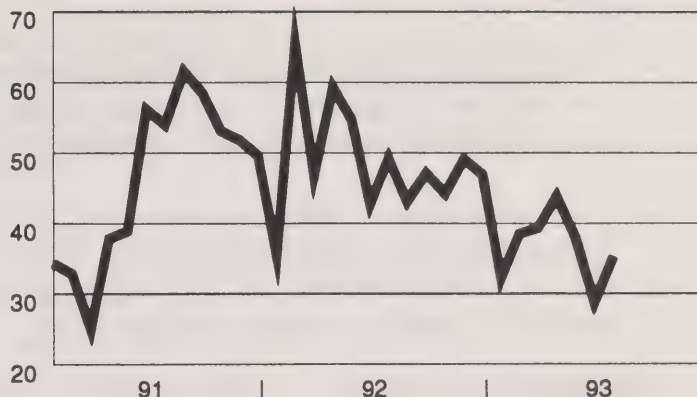
Single family home starts have dropped for three consecutive months. Multiple unit construction rebounded to push up the total. Starts of single-detached homes, at 17,600 SAAR fell by four per cent from June's level. Starts of multiple unit buildings, which tend to be volatile, rose by two thirds to 17,600 SAAR.

A comparison of urban multiple homes started year-to-date by July 1993 to the same period last year shows a drop of 47 per cent. Of these: assisted rental and co-op starts plunged 68 percent; private rentals recorded an increase of 35 per cent; condominium starts declined by ten per cent and other multiple unit homeownership starts suffered a decrease of 19 per cent.

The above mentioned increase in private rental starts is not significant enough to offset the total multiple starts decrease, because private rental comprises only a small proportion of the multiple starts total.

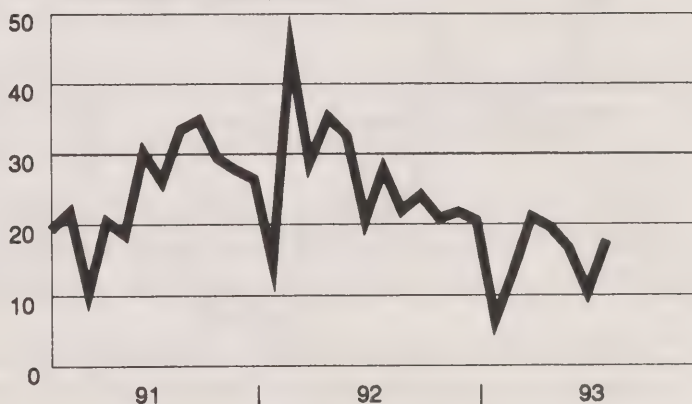
### Ontario's July starts edge up

Thousands of units, SAAR



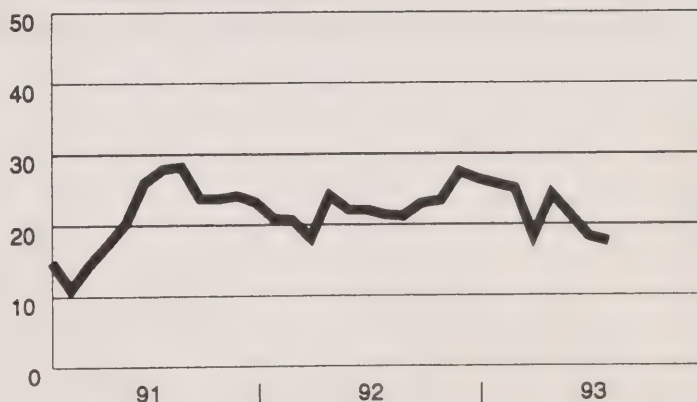
### Multiple starts rebound

Thousands of units, SAAR



### Single home starts inch down

Thousands of units, SAAR



\* The SAAR is a monthly figure that is adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels.



## July's key home start numbers:

- 4,069 new urban Ontario dwelling units were started in July 1993. This was 28 per cent lower than the 5,646 units started in July of last year. Single detached starts (2,099 units) fell 17 per cent and multiple unit starts (1,970 units) dropped 37 per cent from July last year.
- Urban Canada reported 13,653 units started in July of 1993, a drop of seven per cent from the 14,734 units started in the same month last year. Single starts (6,606 units) fell 11 per cent and multiple starts (7,047 units) fell four per cent from the same month last year.
- On a seasonally adjusted annual rate basis, Ontario's July annual rate of urban starts increased to 35,200, an increase from June's low level of 28,800. Last year's July annual urban starts rate was considerably higher at 49,200. Last year's total of 48,693 urban Ontario starts was also higher than this July's rate.
- Canada's seasonally adjusted annual rate of urban starts was 136,700 in July 1993, substantially greater than June's 119,900. Last year Canada's July rate was higher at 146,700. Total urban Canada starts in 1992 at 140,126 were also higher than this July's rate.

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## Existing Home Markets

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July's seasonally adjusted Multiple Listing Service (MLS\*) sales declined from the previous month's in eight of Ontario's ten major metropolitan areas. The supply of new listings also dwindled in eight of these and resulted in mixed price changes.

Ontario's average MLS price is stabilizing. July's seasonally adjusted sales to new listings ratio rose or was flat in nine of Ontario's ten major metropolitan areas. As a leading indicator, sales to new listings ratio is signaling a modest recovery in price. Ontario's average July MLS price rose from the June level and was the highest so far this year on a seasonally adjusted basis.

\* Multiple Listing Service (MLS) is a registered certification mark of The Canadian Real Estate Association.



## Ontario's Economy

Employment is see-sawing. The latest available Labour Force Survey data indicates that following two months of job losses in April and May, and a partial recovery of those jobs in June, Ontario suffered a moderate job loss of 15,000 jobs again in July.

Business confidence is shaky. July's seasonally adjusted help wanted index was only modestly higher than June's low. The province's business bankruptcies are on the decline.

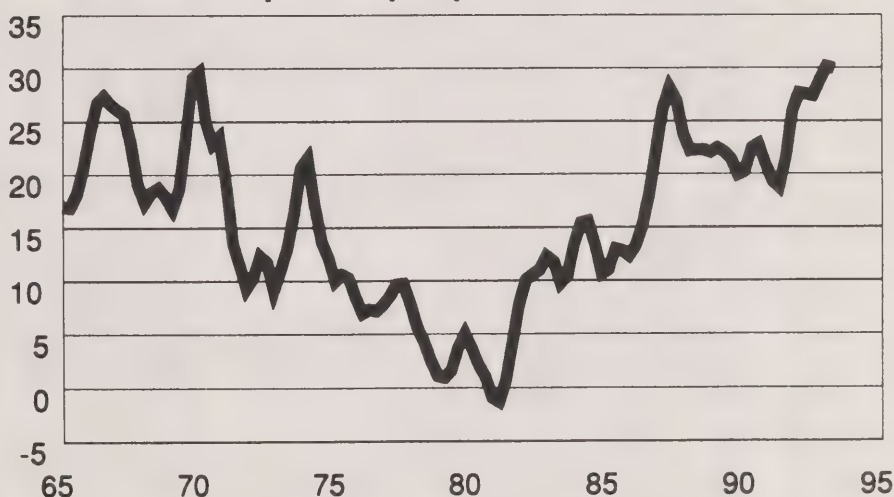
June's Ontario shipments of own manufacture improved moderately, but manufacturing employment has not yet recovered.

Ontario consumers' confidence is low. The province's wages and salaries declines, retail sales declines and passenger vehicle sales declines all confirmed the retrenchment of the consumer.

Net migration to Ontario continues to hit the highest levels in over thirty years. High net Ontario migration is a direct result of Canada's extremely high immigration numbers. More than half of Canada's immigrants settle in Ontario. At the same time Ontario took the brunt of the recent economic downturn. Labour market conditions remain poor when compared to the other provinces, which explains why Ontario continued to lose migrants to other parts of Canada. Ontario's unemployment rate relative to other provinces remains high. However, Ontario's net interprovincial migration losses are totally overshadowed by the magnitude of net international migration gains.

## Net Ontario migration highest in decades

Thousands of persons per quarter



# YEAR-TO-DATE STARTS COMPARISON: JAN.- JULY 1993 TO JAN.- JULY 1992

YTD JULY	SINGLE DETACHED			ALL OTHER TYPES			TOTAL STARTS		
	1992	1993	%Change	1992	1993	%Change	1992	1993	%Change
<b>CENSUS MET. AREAS</b>									
HAMILTON	577	781	35	1,017	561	-45	1,594	1,342	-16
KITCHENER	513	634	24	711	350	-51	1,224	984	-20
LONDON	483	448	-7	311	1,114	258	794	1,562	97
OSHAWA	604	516	-15	936	136	-85	1,540	652	-58
OTTAWA(ONT)	1,346	1,001	-26	2,081	1,277	-39	3,427	2,278	-34
ST.CATHARINES	325	315	-3	785	283	-64	1,110	598	-46
SUDBURY	270	197	-27	458	198	-57	728	395	-46
THUNDER BAY	186	178	-4	166	129	-22	352	307	-13
TORONTO	5,122	4,884	-5	8,020	3,763	-53	13,142	8,647	-34
WINDSOR	539	553	3	182	98	-46	721	651	-10
<b>CMA TOTAL</b>	<b>9,965</b>	<b>9,507</b>	<b>-5</b>	<b>14,667</b>	<b>7,909</b>	<b>-46</b>	<b>24,632</b>	<b>17,416</b>	<b>-29</b>
<b>OTHER URBAN</b>	<b>2,301</b>	<b>2,236</b>	<b>-3</b>	<b>2,661</b>	<b>1,226</b>	<b>-54</b>	<b>4,962</b>	<b>3,462</b>	<b>-30</b>
<b>URBAN ONTARIO *</b>	<b>12,266</b>	<b>11,743</b>	<b>-4</b>	<b>17,328</b>	<b>9,135</b>	<b>-47</b>	<b>29,594</b>	<b>20,878</b>	<b>-29</b>
<b>URBAN CANADA *</b>	<b>40,585</b>	<b>37,296</b>	<b>-8</b>	<b>41,604</b>	<b>36,481</b>	<b>-12</b>	<b>82,189</b>	<b>73,777</b>	<b>-10</b>

\* Urban centres with a population of 10,000 persons or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE AND TENURE (INTENDED MARKET) MONTH & YEAR TO DATE - ONTARIO

STARTS: JUL 1993

COMPLETIONS: JUL 1993

UNDER CONSTRUCTION  
AT END OF JUL 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	2,097	150	367	4	2,618	1,941	208	242	0	2,391	9,038	763	1,002	16	10,819
RENTAL	0	6	171	998	1,175	0	0	159	1,452	1,611	2	22	1,200	7,500	8,724
CONDOMINIUM	2	6	94	70	172	1	2	191	368	562	12	20	986	1,802	2,820
COOPERATIVE	0	0	54	50	104	0	0	54	650	704	0	30	500	1,671	2,201
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>2,099</b>	<b>162</b>	<b>686</b>	<b>1,122</b>	<b>4,069</b>	<b>1,942</b>	<b>210</b>	<b>646</b>	<b>2,470</b>	<b>5,268</b>	<b>9,052</b>	<b>835</b>	<b>3,688</b>	<b>10,989</b>	<b>24,564</b>

STARTS: YTD JUL 1993

COMPLETIONS: YTD JUL 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	11,731	1,050	1,417	16	14,214	11,544	1,233	1,414	0	14,191
RENTAL	2	22	1,062	3,240	4,326	15	32	1,064	5,761	6,872
CONDOMINIUM	9	8	1,033	616	1,666	20	8	722	953	1,703
COOPERATIVE	0	30	251	390	671	0	0	278	1,108	1,386
UNKNOWN	1	0	0	0	1	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>11,743</b>	<b>1,110</b>	<b>3,763</b>	<b>4,262</b>	<b>20,878</b>	<b>11,579</b>	<b>1,273</b>	<b>3,478</b>	<b>7,822</b>	<b>24,152</b>

Note: Rental includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units



# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY CMA, CA AND REGIONAL MUNICIPALITY

STARTS: YTD JUL 1993

COMPLETIONS: YTD JUL 1993

UNDER CONSTRUCTION  
AT END OF JUL 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>CENSUS METRO AREA</b>															
HAMILTON	781	124	433	4	1,342	668	6	338	353	1,365	517	128	525	154	1,324
KITCHENER	634	90	252	8	984	627	122	264	341	1,354	306	42	215	219	782
LONDON	448	124	254	736	1,562	429	100	126	119	774	231	60	354	970	1,615
OSHAWA	516	20	104	12	652	520	38	163	245	966	378	16	120	76	590
OTTAWA	1,001	36	967	274	2,278	1,191	27	895	547	2,660	423	42	376	543	1,384
ST.CATHARINES	315	72	101	110	598	324	64	64	163	615	223	56	231	202	712
SUDBURY	197	74	3	121	395	241	52	77	274	644	95	46	3	155	299
THUNDER BAY	178	12	0	117	307	155	14	0	28	197	189	10	0	117	316
TORONTO	4,884	322	1,128	2,313	8,647	4,810	582	998	4,370	10,760	4,468	234	1,126	7,313	13,141
WINDSOR	553	26	16	56	651	522	30	36	8	596	386	14	16	113	529
<b>CENSUS AGGLOMERATES</b>															
BARRIE	407	2	0	0	409	319	2	44	88	453	326	2	0	80	408
BELLEVILLE	102	2	0	50	154	87	0	88	11	186	97	2	0	50	149
BRANTFORD	168	38	35	0	241	165	42	11	0	218	92	24	27	178	321
CORNWALL	37	10	4	0	51	50	18	5	0	73	34	4	4	0	42
GUELPH	122	4	101	3	230	138	4	72	218	432	47	0	128	3	178
KINGSTON	165	64	27	0	256	160	62	72	92	386	140	44	60	199	443
NORTH BAY	37	28	0	3	68	48	22	0	149	219	37	40	88	63	228
PETERBOROUGH	130	8	0	39	177	114	6	47	30	197	110	2	0	39	151
SARNIA	100	0	40	20	160	90	6	0	159	255	68	0	40	20	128
SAULT STE. MARIE	47	2	120	16	185	44	0	0	227	271	38	2	110	10	160
<b>OTHER ONT AREAS*</b>	921	52	178	380	1,531	877	76	178	400	1,531	1,409	99	402	612	2,522
<b>URBAN ONTARIO*</b>	11,743	1,110	3,763	4,262	20,878	11,579	1,273	3,478	7,822	24,152	9,052	835	3,688	10,989	24,564
<b>URBAN CANADA*</b>	37,296	5,691	10,123	20,667	73,777	35,530	5,472	9,110	22,798	72,910	26,041	3,814	9,211	31,206	70,272

\*Urban centres with a population of 10,000 persons or more



## STARTS: JUL 1993

## COMPLETIONS: JUL 1993

UNDER CONSTRUCTION  
AT END OF JUL 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER,T	4	0	0		4	3	0	0		3	43	0	7		50
BURLINGTON,C	15	0	3		18	18	0	6	36	60	79	0	102		181
DUNDAS,T	6	0	0		6	1	0	23	0	24	21	0	7		28
FLAMBOROUGH,TWP	19	12	8		39	29	0	0	0	29	132	122	67		321
FLAMBOROUGH,TWP	6	0	0		6	2	0	0	0	2	41	0	0		41
GRIMSBY,T	2	0	0		2	6	0	0	0	6	19	4	0		23
HAMILTON,C	46	0	83		129	22	0	0	0	22	141	2	294	61	498
STONEY CREEK,C	9	0	0		9	17	0	29	0	46	41	0	48	93	182
<b>TOTAL</b>	<b>107</b>	<b>12</b>	<b>94</b>	<b>0</b>	<b>213</b>	<b>98</b>	<b>0</b>	<b>58</b>	<b>36</b>	<b>192</b>	<b>517</b>	<b>128</b>	<b>525</b>	<b>154</b>	<b>1,324</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE,C	57	14	7		78	41	4	46		91	85	22	63	42	212
DUMFRIES NORTH,TWP	0	0	0		0	0	0	0	0	0	13	0	8	0	21
KITCHENER,C	37	2	0		39	79	6	0	0	85	128	8	50	106	292
WATERLOO,C	28	2	8	3	41	20	0	0	0	20	73	12	94	71	250
WOOLWICH,TWP	0	0	0		0	0	0	0	0	0	7	0	0	0	7
<b>TOTAL</b>	<b>122</b>	<b>18</b>	<b>15</b>	<b>3</b>	<b>158</b>	<b>140</b>	<b>10</b>	<b>46</b>	<b>0</b>	<b>196</b>	<b>306</b>	<b>42</b>	<b>215</b>	<b>219</b>	<b>782</b>
<b>LONDON CMA</b>															
BELMONT,VIL	0	0	0		0	0	0	0	0	0	1	0	0	0	1
DELAWARE,TWP	3	0	0		3	0	0	0	0	0	3	0	0	0	3
DORCHESTER NORTH,TWP	2	0	0		2	2	0	0	0	2	13	0	0	0	13
LOBO,TWP	2	0	0		2	1	0	0	0	1	8	0	0	0	8
LONDON,C	66	20	16	237	339	91	22	5	0	118	171	42	354	961	1,528
LONDON,TWP	2	0	0		2	1	0	0	0	1	6	0	0	0	6
NISSOURI WEST,TWP	5	0	0		5	4	0	0	0	4	6	0	0	0	6
PORT STANLEY,VIL	2	0	0		2	0	0	0	0	0	3	0	0	0	3
SOUTHWOLD,TWP	4	4	0		9	0	0	0	0	0	4	0	0	0	4
ST THOMAS,C	5	4	0		9	14	20	0	0	34	10	18	0	9	37
YARMOUTH,TWP	2	0	0		2	3	0	0	0	3	6	0	0	0	6
<b>TOTAL</b>	<b>93</b>	<b>24</b>	<b>16</b>	<b>237</b>	<b>370</b>	<b>116</b>	<b>42</b>	<b>5</b>	<b>0</b>	<b>163</b>	<b>231</b>	<b>60</b>	<b>354</b>	<b>970</b>	<b>1,615</b>

## STARTS: JUL 1993

## COMPLETIONS: JUL 1993

UNDER CONSTRUCTION  
AT END OF JUL 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE,T	16	0	0	0	16	47	2	36	26	111	142	2	23	0	167
OSHAWA,C	35	4	0	0	39	9	4	0	0	13	106	14	0	76	196
WHITBY,T	28	0	80	0	108	40	0	0	0	40	130	0	97	0	227
<b>TOTAL</b>	<b>79</b>	<b>4</b>	<b>80</b>	<b>0</b>	<b>163</b>	<b>96</b>	<b>6</b>	<b>36</b>	<b>26</b>	<b>164</b>	<b>378</b>	<b>16</b>	<b>120</b>	<b>76</b>	<b>590</b>
<b>OTTAWA CMA</b>															
CLARENCE,TWP	16	0	0	0	16	9	0	0	0	9	42	0	0	0	42
CUMBERLAND,TWP	30	0	23	0	53	11	0	18	0	29	44	0	70	2	116
GLOUCESTER,C	27	4	28	0	59	37	0	0	24	61	64	4	28	0	96
GOULBOURN,TWP	14	0	0	0	14	22	0	0	0	22	21	10	3	0	34
KANATA,C	38	0	51	0	89	27	4	44	0	75	59	2	81	0	142
NEPEAN,C	39	0	121	0	160	42	0	56	0	98	60	0	169	79	308
OSGOODE,TWP	27	6	0	0	33	18	0	0	0	18	37	6	12	0	55
OTTAWA,C	17	0	19	62	98	5	2	23	0	30	37	18	13	407	475
RIDEAU,TWP	19	0	0	0	19	18	0	0	0	18	17	0	0	0	17
ROCKCLIFFE PARK,VIL	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
ROCKLAND,T	1	0	0	0	1	1	0	0	0	1	3	0	0	55	58
VANIER,C	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2
WEST CARLETON,TWP	17	0	0	0	17	13	0	0	0	13	38	0	0	0	38
<b>TOTAL</b>	<b>245</b>	<b>12</b>	<b>242</b>	<b>62</b>	<b>561</b>	<b>203</b>	<b>6</b>	<b>141</b>	<b>24</b>	<b>374</b>	<b>423</b>	<b>42</b>	<b>376</b>	<b>543</b>	<b>1,384</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE,T	11	0	0	0	11	5	0	0	0	5	33	6	0	0	39
LINCOLN,T	7	0	0	0	7	4	4	0	0	8	29	14	12	0	55
NIAGARA-FALLS,C	12	8	0	0	20	9	6	0	0	15	49	14	14	75	152
NIAGARA-ON-THE-LAKE,T	1	0	8	0	9	3	0	0	0	3	18	0	38	0	56
PELHAM,T	4	0	0	0	4	6	0	0	0	6	19	0	0	0	19
PORT COLBOURNE,C	2	0	0	0	2	2	0	0	0	2	6	0	0	0	6
ST.CATHARINES,C	11	4	4	0	19	8	2	4	0	14	19	6	121	105	251
THOROLD,C	8	0	0	0	8	4	0	0	0	4	16	4	14	0	34
WAINFLEET,TWP	1	0	0	0	1	2	0	0	0	2	6	0	0	0	6
WELLAND,C	2	0	0	0	2	5	4	0	0	9	28	12	32	22	94
<b>TOTAL</b>	<b>59</b>	<b>12</b>	<b>12</b>	<b>0</b>	<b>83</b>	<b>48</b>	<b>16</b>	<b>4</b>	<b>0</b>	<b>68</b>	<b>223</b>	<b>56</b>	<b>231</b>	<b>202</b>	<b>712</b>



## STARTS: JUL 1993

## COMPLETIONS: JUL 1993

UNDER CONSTRUCTION  
AT END OF JUL 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKLE CENTRE,T	4	2	0	0	6	6	6	0	0	12	7	32	0	0	39
ONAPING FALLS,T	3	0	0	0	3	1	0	0	0	1	4	0	0	0	4
RAYSIDE-BALFOUR,T	8	0	0	0	8	3	0	0	0	3	11	0	0	0	11
SUDBURY,T	15	6	0	27	48	9	6	18	52	85	36	12	3	155	206
VALLEY EAST,T	20	0	0	0	20	14	0	0	0	14	25	2	0	0	27
WALDEN,T	10	0	0	0	10	4	0	0	0	4	12	0	0	0	12
<b>TOTAL</b>	<b>60</b>	<b>8</b>	<b>0</b>	<b>27</b>	<b>95</b>	<b>37</b>	<b>12</b>	<b>18</b>	<b>52</b>	<b>119</b>	<b>95</b>	<b>46</b>	<b>3</b>	<b>155</b>	<b>299</b>
<b>THUNDER BAY CMA</b>															
CONMEE,TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING,TWP	3	0	0	0	3	0	0	0	0	0	8	0	0	0	8
O'CONNOR,TWP	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
OLIVER,TWP	5	0	0	0	5	1	0	0	0	1	17	0	0	0	17
PAIPOONAGE,TWP	4	0	0	0	4	0	0	0	0	0	8	0	0	0	8
SHUNIAH,TWP	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
THUNDER BAY,C	32	0	0	103	135	13	0	0	0	13	148	10	0	117	275
<b>TOTAL</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>103</b>	<b>147</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>189</b>	<b>10</b>	<b>0</b>	<b>117</b>	<b>316</b>
<b>WINDSOR CMA</b>															
ANDERDON, TWP	0	0	0	0	0	2	0	0	0	2	12	0	0	0	12
BELLE RIVER,T	0	0	0	0	0	5	0	0	0	5	2	0	0	0	2
COLCHESTER NORTH,TWP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
ESSEX,T	0	0	0	0	0	2	0	0	0	2	10	0	0	0	10
LASALLE,T	21	0	0	0	21	18	0	0	0	18	73	0	0	35	108
MAIDSTONE,TWP	18	0	0	0	18	13	0	0	5	18	66	0	0	0	66
ROCHESTER,TWP	2	0	0	0	2	1	0	0	0	1	14	0	0	0	14
SANDWICH SOUTH,TWP	12	0	0	0	12	6	0	0	0	6	48	0	0	0	48
ST CLAIR BEACH,VIL	0	0	0	0	0	4	0	0	0	0	3	0	0	0	3
TECUMSETH,T	13	4	0	0	17	4	2	0	0	6	45	6	0	0	51
WINDSOR,C	37	0	4	6	47	29	0	0	0	29	109	8	16	78	211
<b>TOTAL</b>	<b>103</b>	<b>4</b>	<b>4</b>	<b>6</b>	<b>117</b>	<b>80</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>87</b>	<b>386</b>	<b>14</b>	<b>16</b>	<b>113</b>	<b>529</b>



STARTS: JUL 1993

COMPLETIONS: JUL 1993

UNDER CONSTRUCTION  
AT END OF JUL 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	8	2	0	0	10	1	0	0	114	115	38	6	69	1,085	1,198
SCARBOROUGH,C	7	0	26	0	33	12	0	0	124	136	104	0	44	961	1,109
TORONTO,C	8	4	0	0	12	3	4	0	471	478	42	16	0	1,911	1,969
YORK EAST,B	2	0	0	164	166	0	0	0	0	0	8	0	0	251	259
YORK NORTH,C	24	0	10	85	119	37	0	38	506	581	162	0	34	1,257	1,453
YORK,C	2	2	0	0	4	0	2	0	106	108	13	10	34	119	176
<b>TOTAL</b>	<b>51</b>	<b>8</b>	<b>36</b>	<b>249</b>	<b>344</b>	<b>53</b>	<b>6</b>	<b>38</b>	<b>1,321</b>	<b>1,418</b>	<b>367</b>	<b>32</b>	<b>181</b>	<b>5,584</b>	<b>6,164</b>
<b>YORK REGION</b>															
AURORA,T	5	0	0	0	5	12	0	0	0	12	86	0	0	0	86
EAST GWILLIMBURY,T	4	0	0	0	4	89	0	0	0	89	72	0	8	0	80
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GEORGINA,TWP	12	0	0	0	12	21	0	0	0	21	47	0	0	0	47
KING,TWP	3	0	0	0	3	1	0	0	0	1	21	0	0	0	21
MARKHAM,T	74	0	0	0	74	53	0	0	0	53	290	0	12	14	316
NEWMARKET,T	58	0	0	0	58	8	0	0	0	8	149	0	160	99	408
RICHMOND HILL,T	92	0	0	0	92	51	2	0	0	53	644	0	146	66	856
VAUGHAN,C	113	0	0	0	113	71	0	0	0	71	442	0	62	706	1,210
WHITCHURCH-STOUFF,T	8	0	0	0	8	4	0	0	0	4	17	0	0	0	17
<b>TOTAL</b>	<b>369</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>369</b>	<b>310</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>312</b>	<b>1,768</b>	<b>0</b>	<b>388</b>	<b>885</b>	<b>3,041</b>
<b>PEEL REGION</b>															
BRAMPTON,C	54	0	8	0	62	60	10	9	0	79	295	62	132	138	627
CALEDON,T	22	0	34	0	56	6	0	0	0	6	61	0	49	0	110
MISSISSAUGA,C	165	0	36	130	331	182	48	183	769	1,182	946	78	244	519	1,787
<b>TOTAL</b>	<b>241</b>	<b>0</b>	<b>78</b>	<b>130</b>	<b>449</b>	<b>248</b>	<b>58</b>	<b>192</b>	<b>769</b>	<b>1,267</b>	<b>1,302</b>	<b>140</b>	<b>425</b>	<b>657</b>	<b>2,524</b>
<b>OTHER AREAS</b>															
AJAX,T	0	0	0	0	0	4	0	0	101	105	233	0	31	0	264
ALLST/BEETN/TECM/TOTN,T	14	6	16	0	36	8	0	8	0	16	46	8	45	0	99
BRADFORD,W.GWILLIMBURY,T	6	0	0	0	6	31	0	0	0	31	38	0	0	46	84
HALTON HILLS,T	15	0	0	0	15	39	0	0	0	39	184	0	0	0	184
MILTON,T	2	0	0	0	2	1	0	0	0	1	17	0	0	0	17
OAKVILLE,T	39	0	4	0	43	21	2	15	0	38	314	44	56	141	555
ORANGEVILLE,T	12	0	0	0	12	5	0	0	0	5	46	0	0	0	46
PICKERING,T	11	0	0	0	11	15	0	0	0	15	99	4	0	0	103
UXBRIDGE,TWP	20	0	0	0	20	4	0	0	0	4	54	6	0	0	60
<b>TOTAL</b>	<b>119</b>	<b>6</b>	<b>20</b>	<b>0</b>	<b>145</b>	<b>128</b>	<b>2</b>	<b>23</b>	<b>101</b>	<b>254</b>	<b>1,031</b>	<b>62</b>	<b>132</b>	<b>187</b>	<b>1,412</b>
<b>TOTAL TORONTO CMA</b>	<b>780</b>	<b>14</b>	<b>134</b>	<b>379</b>	<b>1,307</b>	<b>739</b>	<b>68</b>	<b>253</b>	<b>2,191</b>	<b>3,251</b>	<b>4,468</b>	<b>234</b>	<b>1,126</b>	<b>7,313</b>	<b>13,141</b>



# **AVERAGE AND MEDIAN PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS BY CENSUS METROPOLITAN AREA**

	SINGLE			SEMI		
	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS
<b>CENSUS METRO AREA</b>						
HAMILTON	222	199	97	0	0	0
KITCHENER	178	175	143	134	130	28
LONDON	228	195	107	122	120	35
OSHAWA	197	189	100	143	149	5
OTTAWA	212	194	203	217	200	3
ST. CATHARINES	171	159	49	137	140	16
SUDBURY	174	165	43	132	135	9
THUNDER BAY	188	170	12	0	0	0
TORONTO	296	245	751	185	175	67
WINDSOR	180	160	73	131	123	4

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## Supplement 1: Ontario Housing Outlook

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### Highlights:

- First-time buyers respond to government incentives
- Private sector home starts to rebound
- Job recovery and demographics will boost housing demand

### Low consumer confidence slows housing markets

Consumer caution, generated by a stalled job market, led to disappointing housing starts levels in the first half of 1993. Only 18,714 new units were built in this period, down 31 per cent from 27,210 in the first half of 1992.

Multiple-unit starts dropped sharply to less than half of last year's. The greatest multiple unit starts decline was in government-assisted rental, which plummeted from recent highs when non-profit and co-op construction scaled down. Condominiums and other multiple freehold starts were also held back by oversupply and lower consumer demand. Privately initiated multiple home rental starts fared better than last year despite high vacancy rates. In relative terms, though, the number of private rental starts is small.

Single-detached starts, which increase in times of active move-up purchasing, declined somewhat compared with the same period last year.

The positive development in Ontario's housing markets this year was due to the eagerness of first-time buyers brought about by more affordable purchase prices. July saw a 15.6 per cent increase in the year-to-date number of first-time home purchase loans insured by CMHC. This number confirms first-time buyer strength.

Three factors have contributed to the affordability; lower prices, lower mortgage rates and government incentives. In most of the province's major metropolitan areas, home prices peaked or at least moderated four years ago. Record low rates have made mortgages accessible to a wider group of potential buyers. And obtaining a down payment became easier because of two federal programs and a provincial one. The federal programs reduced the down payment required and allowed the use of RRSP funds for home purchases, while the Ontario Home Ownership Savings Plan encouraged people to save money for a home and provided a tax break on the land transfer tax. Bargain prices are giving resale markets a boost despite the general lack of consumer confidence. Seasonally adjusted sales through the Multiple Listing Service (MLS), though weaker on a year-to-date basis, grew rapidly from their bottom in March and halted resale price declines.



June's MLS sales rate was higher or on par with the supply of new listings in nine of the province's ten major metropolitan areas. This trend promises home price stability.

Vacancy rates continued at historically high levels. High unemployment sent younger renters home or to double up. Other renters, lured by government programs, good prices and low borrowing costs, became homeowners. Ottawa, with relative job stability, had the lowest vacancy rate of Census Metropolitan Areas (CMAs) in Ontario. Its rate held at 1.8 per cent in April. Oshawa, affected by restructuring in the automotive sector, had the highest vacancy rate at 5.8 per cent.

## **1993-1994 Economic Outlook**

### **Favourable demographics and recovering economy will feed housing demand**

A slowly recovering economy in Ontario and an influx of people moving into the province will stimulate the housing market over the next two years. Economic growth will be much less dramatic than after the 1976 and 1981-82 downturns, but still significant. Net migration will rise moderately.

During the first half of 1993, Ontario's economic recovery lost momentum. Employment grew rapidly at the end of 1992, but see-sawed up and down during the first half of 1993. The main causes of job uncertainty were the province's social contract talks, poor corporate profits and business moves to rationalize operations. A sign that business confidence remains shaky is June's seasonally adjusted Help Wanted Index which fell to the lowest level in over a year. Analysts expect Ontario manufacturing jobs to rise with an increase in manufactured exports to the US, but the rebound hasn't happened yet. The current state of consumer confidence was reflected in the Conference Board of Canada's second quarter 1993 Ontario Index of Consumer Attitudes. It hit its lowest level since 1981.

For the rest of the year and for 1994, economic growth is forecast, albeit at a slow rate. More competitive Ontario products, due to Canada's lower dollar, will boost exports. Higher corporate profits along with lower interest rates will encourage business investment in machinery and equipment. On the other hand, consumer spending, one of the key ingredients in previous recoveries, will be more restrained this time around. Output recovery is expected to be slower this time with real GDP growing 2.9 per cent this year and 3.8 per cent next year. Job growth will also be slow, with an expected increase of 1.9 per cent this year and a further 2.2 per cent in 1994. High net migration levels will hamper the decline in unemployment levels. Net migration to Ontario will rise to record high levels in the immediate future. Ontario receives over half of Canada's immigrants and gained an estimated net 117,268 people from abroad last year. Newcomers to Canada and refugees are attracted to the province's ethnic and social service networks. Anticipated refugee quota cuts will temper this immigration trend, but more migrants will arrive from the rest of Canada. As a result net migration will grow from 114,312 last year to 119,000 in 1993 and 122,500 next year.

## Private sector starts to lead housing recovery

Ontario's private sector housing starts will stage a modest comeback during the rest of the year and pick up even more in 1994. They will offset declines in assisted housing starts and boost total 1994 starts to 55,500, a full 20 per cent increase over this year's total. Assisted-housing starts, by contrast, are still reeling from sharp reductions and are not expected to rebound.

The turnaround in privately initiated construction will be due to anticipated job growth, low interest rates and federal home purchase incentives. Good borrowing rates will pump up demand, particularly from first-time buyers. Their willingness to spend will, in turn, stimulate the move-up market. In addition, high net migration to Ontario will boost the market as newcomers establish themselves and gain both the confidence and resources to purchase homes. Thanks to move-up purchasing, Ontario's 1994 average resale price will rise slightly. New-house prices will also post modest to moderate gains.

For most of this year, the employment picture in Ontario has been less than rosy, leaving its mark on the housing industry. Uneven job growth and high unemployment translated into consumer jitters which will leave existing home sales and average MLS prices below 1992's. Low starts levels in the first half of this year, combined with cutbacks in assisted housing, mean that 1993's housing start total will likely fall by almost a fifth from last year's. The reduction will be mostly in multiple-unit projects, expected to drop by almost a third from 1992 levels to 19,000. Single-unit starts are forecast to dip slightly to 26,500 units. However, 1994 promises growth. Multiples will rise to 22,500, while singles jump to 33,000. Vacancy rates will remain high in most of Ontario's major cities through 1994. Rental demand will continue to be low. It will be affected by first-time buyer movement from rental to ownership, a trend towards sharing apartments and a decline in the youth population, which tends to rent. Rising net migration levels will partially counter these pressures, since many newcomers rent while becoming established and saving for a home. This year, Toronto's vacancy rate will stay lower than in many Ontario's other major metropolitan areas because of the many immigrants are drawn to the city. Ottawa's relative job stability will keep its vacancy rate the lowest of Ontario's major metropolitan areas both this year and next.

### KEY ONTARIO INDICATORS

	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
Real GDP (% change)	.6	2.9	3.8
Employment (% change)	-1.2	1.9	2.2
Unemployment Rate (%)	10.8	10.7	10.5
<b>Housing Starts (units)</b>			
Total	55,772	45,500	55,500
Singles	27,868	26,500	33,000
Multiples	27,904	19,000	22,500
MLS Sales (units)	131,381	122,000	134,000
Average MLS Price (\$)	162,827	159,500	162,500



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## **Supplement 2: Housing Outlooks for Ontario's ten Major Metropolitan Areas**

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### **Hamilton**

A slow spring resale market will result in a nine per cent decline in resale volumes in Hamilton in 1993. Sales have been negatively impacted by economic uncertainty and low levels of consumer confidence. First-time buyers continue to drive the resale market. Low mortgage rates and reduced prices have increased affordability. The average existing home price is forecast to decline by three per cent to \$146,000 in 1993. An oversupply of listings and a high proportion of lower priced homes being sold to first-time buyers will cause Hamilton's new home market to improve this year.

Single-detached housing starts are forecast to rise 21 per cent to 1,470 units as builders shift to lower priced product which is capturing some of the first-time buyer market. Multiple family housing starts in Hamilton are forecast to decline this year by 13 per cent to 1,230 units. Fewer government assisted multiple unit rental housing starts are anticipated.

### **Kitchener**

After a very weak first quarter, existing house sales in the Kitchener housing market have returned to the moderate growth experienced through much of 1992. Sales of existing homes are expected to reach 3,950 units for 1993, approximately equal to last year's total. However, resale prices are being eroded by a large supply of listings and by the slow income growth of potential purchasers.

Construction of new single-family homes has particularly benefitted from low mortgage rates and improved job prospects in the Kitchener CMA. Single-family starts are forecast to total 1,300 units this year, an increase of around 25 per cent. However, total housing starts will fall almost seven per cent as multiple-unit construction is reduced by the winding-down of government assisted rental construction. High vacancy rates coupled with a large inventory of vacant apartment condominium units also contributed to a decline of total housing starts.

### **London**

London continued to experience strong employment growth in 1993 which is expected to reduce the unemployment rate to under eight per cent this year and the next. Major investment announcements, included locomotive contracts to G.M. Diesel and a \$12.5 million expenditure by Victoria Hospital to expand facilities and consolidate its two campuses, these will help raise local consumer confidence.

Residential MLS sales will reach 6,100 units in 1993, slightly less than 1992, and grow ten per cent next year as the local economy strengthens and consumer confidence improves. Buyers' market conditions this year will result in a negligible price improvement. Next year prices are expected to increase by nearly four per cent due to the increased demand.

Single detached starts will increase 33 per cent in 1994. Multiple construction will more than double in 1993 due to strong private and assisted rental construction before declining about 20 per cent in 1994 as a result of private market adjustment and a reduction of assisted rental starts.

## **Oshawa**

The Oshawa housing market made a slow start in 1993. The aftermath of the interest rate spike in 1992 dominated the market initially, but employment uncertainty at three major employers in Oshawa (General Motors, Ontario Hydro and the Province of Ontario) became the prevailing issue in the first half of 1993. Although market fundamentals have improved, the resale market continues to be in a buyers' market situation. Lower interest rates and prices continue to attract many first time home buyers and could lead to a balanced situation later this year. Sales volume is expected to be five per cent lower than the 1992 total. A modest improvement is expected during 1994.

Housing starts reached an eight year low in March 1993, due to reduced homeownership and assisted rental starts. Starts recovered during the spring and summer months, but remain below last year's level. Total housing starts are expected to drop by some 40 per cent in 1993 (from 2,188 units in 1992), mainly due to a sharp decline in assisted rental starts. For 1994, housing starts are forecast to increase by close to 20 per cent.

## **Ottawa**

Popularity of new freehold row houses and lower land costs will cause starts to recover quickly, moving from 4,281 in 1993 to 4,850 in 1994. Ottawa housing demand remains low, largely due to weak consumer confidence. Some employment growth has been evident since the final quarter of 1992.

Ottawa's existing house market continues to show strong buyers' market conditions. The new house market is over supplied. Sales of existing homes are expected to fall from 9,089 in 1992 to about 8,500 in both 1993 and 1994.

Unlike Ontario, Ottawa is seeing gains in manufacturing employment because of export related business at high technology firms like Mitel and Newbridge.

## **St. Catharines**

Single-detached housing starts are expected to remain above 1992 levels throughout the remainder of 1993. Single-detached starts in this year are expected to increase 12 per cent to 725 units. Multiple starts have been weak in the first half of 1993 compared to last year due to a decline in government assisted apartment starts. Total 1993 starts are expected to decline 18 per cent to 1,370 units.



Sales volumes in the first half of 1993 for the St. Catharines Real Estate Board area , at 1,118 units, declined six per cent as compared to the same period in 1992. The average first half resale price was \$125,197. Moderate price increases and improved sales volumes in the second half of 1993, will leave the average annual resale price three per cent lower at \$125,500, while sales volumes will decline four per cent to 2,325 units.

## **Sudbury**

Sudbury has begun a slow economic rebound in 1993. Employment grew dramatically in the first half of 1993 and will stabilize during the remainder of the year.

Starts have been slow in Sudbury when compared to 1992. Demand for new single detached units is low, and multiples starts decreased as a consequence of lower assisted construction and rising vacancy rates. Consumers are cautious with regard to purchases of existing homes, as a result resales are lower as compared to 1992. However, the steady improvement in employment opportunities in the Sudbury area are expected in 1994 with the recent announcement of a new Ontario French College in Sudbury. It is estimated that 2,000 jobs will be created in two years after the college begins operations. Vacancy rates will be pushed down in 1994 and starts will increase as demand for a variety of dwelling units rises to meet the needs of the employees and students.

## **Thunder Bay**

The Thunder Bay economy should experience modest growth through 1994 after 2.5 years of employment losses largely due to resource sector rationalization. The next year will see manufacturing and service sector expansion. Employment will rise by nearly 1,000 jobs in 1994. Employment increases should encourage this and next year's growth in key housing variables. In 1993, the average MLS price will rise 6.7 per cent to \$115,927, despite a one per cent sales drop. In 1994, sales and prices will rise 2.5 and 4.8 per cent respectively. Single detached starts will reach 370 in 1993, up five per cent from 1992. Singles will climb another five per cent in 1994. Multiple unit starts will grow in both 1993 and 1994.

## **Toronto**

Toronto's housing starts weakened considerably during the first half of 1993 due to slower assisted housing starts. Private sector starts (homeownership and privately-initiated rental units) were essentially stable. New home sales have improved in recent months. By year end, total private sector starts will be slightly higher than last year's figures. However, because assisted starts are expected to remain slow, total starts in 1993 will likely be 20 per cent lower than the 1992 total of 20,770 units.

In the resale market, sales slumped following the interest rate spike last October. Sales began to improve during April and the spring/summer market has been very strong. In some areas, demands from first-time buyers are resulting in shortages of affordable listings. Move-up markets, on the other hand, are over-supplied.

With employment levels flat in Toronto, housing activity is being driven by low interest rates and the best level of affordability in a decade. As long as interest rates stay low, strong first-time buyer demand will result in robust activity in the resale market during 1993 and 1994.

## **Windsor**

Employment levels are expected to improve somewhat in the Windsor area during the second half of 1993 and next year. More people will enter or re-enter the labour force. Major investments in the auto sector and the construction of Ontario's first casino will have a positive impact on employment and local consumer confidence.

The resale market will be slightly weaker in 1993 as move-up buyers remain cautious. Residential MLS sales will strengthen in 1994 as job prospects improve. The new home market will also benefit as starts increase nine per cent in 1994. Total starts will be up 14 per cent in 1994 reaching 1,760 units.

## **For Further Information**

Further information on local housing market outlooks for the above-noted centres are available from CMHC's local offices in Real Estate Forecast reports, Builders' Forecast reports and Housing Market Forecast reports. Local Market Analysis phone and Fax numbers are included in this report in the Ontario Offices listing and the CMHC Market Analysis Contacts list.



## Housing Starts (Units & Annual % Change)

TOTAL STARTS	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
HAMILTON	2,632	2,700	3,000
%		3	11
KITCHENER	2,240	2,040	2,150
%		-9	5
LONDON	1,553	2,800	2,720
%		80	-3
OSHAWA	2,188	1,225	1,450
%		-44	18
OTTAWA	5,830	4,281	5,250
%		-27	23
ST CATH NIA	1,669	1,370	1,270
%		-18	-7
SUDBURY	1,289	1,036	1,256
%		-20	21
THUNDER BAY	563	658	715
%		17	9
TORONTO	20,770	16,200	19,200
%		-22	19
WINDSOR	1,376	1,545	1,760
%		12	14
<b>ONTARIO ALL AREAS</b>	<b>55,772</b>	<b>45,500</b>	<b>55,500</b>
%		-18	22

Source: CMHC  
(F) Forecast

## Housing Starts (Units & Annual % Change)

SINGLE STARTS	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
HAMILTON	1,213	1,470	1,650
%		21	12
KITCHENER	1,042	1,300	1,520
%		25	17
LONDON	822	900	1,200
%		9	33
OSHAWA	910	825	950
%		-9	15
OTTAWA	2,463	1,931	2,400
%		-22	24
ST CATH NIA	646	725	800
%		12	10
SUDBURY	563	413	557
%		-27	35
THUNDER BAY	353	370	390
%		5	5
TORONTO	9,027	9,000	10,500
%		0	17
WINDSOR	1,068	1,100	1,200
%		3	9
<b>ONTARIO ALL AREAS</b>	<b>27,868</b>	<b>26,500</b>	<b>33,000</b>
%		-5	24

MULTIPLE STARTS	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
HAMILTON	1,419	1,230	1,350
%		-13	10
KITCHENER	1,198	740	630
%		-38	-15
LONDON	731	1,900	1,520
%		160	-20
OSHAWA	1,278	400	500
%		-69	25
OTTAWA	3,367	2,350	2,850
%		-30	21
ST CATH NIA	1,023	645	470
%		-37	-27
SUDBURY	726	623	699
%		-14	12
THUNDER BAY	210	288	325
%		37	13
TORONTO	11,743	7,200	8,700
%		-39	21
WINDSOR	308	445	560
%		44	26
<b>ONTARIO ALL AREAS</b>	<b>27,904</b>	<b>19,000</b>	<b>22,500</b>
%		-32	18

Source: CMHC  
(F) Forecast

## Existing Home Market (Units & Annual % Change)

MLS PRICE	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
HAMILTON	151,037	146,000	151,000
%		-3	3
KITCHENER	145,015	142,000	144,800
%		-2	2
LONDON <sup>1</sup>	135,962	136,500	141,500
%		0	4
OSHAWA	145,011	143,000	145,000
%		-1	1
OTTAWA	143,868	145,300	148,000
%		1	2
ST CATH NIA	128,990	125,500	127,450
%		-3	2
SUDBURY <sup>2</sup>	116,157	116,900	121,500
%		1	4
THUNDER BAY	108,648	115,927	121,492
%		7	5
TORONTO	214,971	210,000	212,000
%		-2	1
WINDSOR <sup>3</sup>	106,230	109,000	113,000
%		3	4
<b>ONTARIO ALL AREAS</b>	<b>162,826</b>	<b>159,500</b>	<b>162,000</b>
%		-2	1.9

MLS SALES	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
HAMILTON	8,608	7,800	8,700
%		-9	12
KITCHENER	3,949	3,950	4,070
%		0	3
LONDON <sup>1</sup>	6,285	6,100	6,700
%		-3	10
OSHAWA	5,507	4,500	4,800
%		-18	7
OTTAWA	9,089	8,500	8,800
%		-6	4
ST CATH NIA	2,431	2,325	2,400
%		-4	3
SUDBURY <sup>2</sup>	2,151	1,985	2,120
%		-8	7
THUNDER BAY	1,594	1,578	1,618
%		-1	3
TORONTO	41,703	39,500	43,000
%		-5	9
WINDSOR <sup>3</sup>	4,874	4,700	5,000
%		-4	6
<b>ONTARIO ALL AREAS</b>	<b>131,381</b>	<b>122,000</b>	<b>134,000</b>
%		4.2	9.8

Sources: Unless otherwise specified the source of historical data is  
The Canadian Real Estate Association, Forecasts (F) are by CMHC.

1. Source is the London and St Thomas Real Estate Boards.
2. Source is the Windsor - Essex County Real Estate Boards.
3. Source is the Sudbury Real Estate Boards.

## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of six (6) large Branch Offices and eight (8) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1991 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.



## ONTARIO OFFICES

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### ONTARIO REGIONAL OFFICE

---

Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2004**

---

### BRANCH AND LOCAL OFFICES

---

#### BARRIE

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

#### HAMILTON

350 King Street East  
Suite 202  
Hamilton, Ontario  
L8N 3R3

**Tel.: (416) 572-2451**  
**Fax: (416) 572-2413**

#### KINGSTON

P.O. Box 730  
295 King Street East  
Suite 300  
Kingston, Ontario  
K7L 4X6

**Tel.: (613) 545-8040**  
**Fax: (613) 545-8036**

#### KITCHENER

Commerce House  
50 Queen Street North  
Suite 480  
Kitchener, Ontario  
N2H 6K8

**Tel.: (519) 571-6666**  
**Fax: (519) 743-5974**

#### LONDON

285 King Street  
4th Floor  
London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

#### NORTH BAY

593 Main Street East  
North Bay, Ontario  
P1B 1B7

**Tel.: (705) 472-7750**  
**Fax: (705) 476-8127**

#### OSHAWA

2 Simcoe Street South  
Suite 200  
Oshawa, Ontario  
L1H 7N1

**Tel.: (416) 571-3200**  
**Fax: (416) 571-1523**

#### OTTAWA

Carling Executive Park  
1565 Carling Avenue  
Suite 300  
Ottawa, Ontario  
K1Y 4G1

**Tel.: (613) 728-6884**  
**Fax: (613) 724-7769**

#### PETERBOROUGH

340 George Street North  
Suite 303  
Peterborough, Ontario  
K9J 6Z8

**Tel.: (705) 743-3584**  
**Fax: (705) 743-9151**

#### SAULT STE. MARIE

Station Tower  
421 Bay Street,  
2nd Floor  
Sault Ste. Marie, Ontario  
P6A 5L6

**Tel.: (705) 759-1116**  
**Fax: (705) 759-8597**

#### SUDBURY

Scotia Tower  
30 Cedar Street  
Suite 306  
Sudbury, Ontario  
P3E 4S7

**Tel.: (705) 671-4400**  
**Fax: (705) 671-4394**

#### THUNDER BAY

Royal Insurance Building  
28 North Cumberland Street  
Suite 200  
Thunder Bay, Ontario  
P7B 5E7

**Tel.: (807) 343-2010**  
**Fax: (807) 345-0696**

#### TORONTO

650 Lawrence Avenue West  
Toronto, Ontario  
M6A 1B2

**Tel.: (416) 781-2451**  
**Fax: (416) 781-4473**

#### WINDSOR

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100 Ouellette Avenue  
Windsor, Ontario  
N9A 6K7

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**Fax: (519) 257-6641**

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<b>Andre Moore</b> Sen. Mkt. Analyst	Halifax (902) 426-8465
<b>Bruce Read</b> Sen. Market Analyst	Fredericton (506) 452-3796
<b>Ralph Freeze</b> Market Analyst	Charlottetown (902) 566-7467

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<b>Léopold St-Pierre</b> Market Analyst	Rimouski (418) 722-3374
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<b>Hélène Dauphinais</b> Market Analyst	Sherbrooke (819) 564-4220
<b>Sylvain Dufresne</b> Market Analyst	Trois-Rivières (819) 371-5209

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<b>Alex Medow</b> Reg. Economist	Reg. Office (416) 495-2058

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<b>Ken Sumnall</b> Sen. Mkt. Analyst	London (519) 438-1737 Ext. 4215
<b>Don Marks</b> Sen. Mkt. Analyst	Ottawa (613) 748-5129
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<b>Robin Wiebe</b> Sen. Mkt. Analyst	Thunder Bay (807) 343-2031
<b>Will Dunning</b> Sen. Mkt. Analyst	Toronto (416) 781-2451 Ext. 250

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<b>David Peever</b> Sen. Mkt. Analyst	Calgary (403) 292-6201
<b>Elizabeth Woodman</b> Sen. Mkt. Analyst	Edmonton (403) 482-8705
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<b>Helmut Pastrick</b> Senior Advisor	Vancouver /Reg. Office (604) 666-2925
<b>Don Renaud</b> Sen. Mkt. Analyst	Vancouver (604) 731-5733
<b>Lee King</b> Sen. Market Analyst	Victoria (604) 363-3103
<b>Jerry Dombowsky</b> Sen. Mkt. Analyst	Kelowna (604) 868-4037
<b>Joel Baltzer</b> Sen. Mkt. Analyst	Prince George (604) 561-5546

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<b>Gilles Proulx</b> Chief Economist	(613) 748-2574
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## **LOCAL HOUSING MARKET REPORT**

Produced by local market analysts, these reports summarize, monthly or quarterly, statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets.

## **RENTAL MARKET REPORT**

These reports provide current vacancy and rent statistics on a semi-annual basis for local markets. The reports are based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. Vacancy data is provided from the April survey, while Rent and Vacancy data are available from the October survey.

## **RESALE MARKET FORECAST**

Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

## **RESIDENTIAL CONSTRUCTION FORECAST**

This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

## **HOUSING FORECAST**

This report includes forecasts of the local economy, interest rates and key new and existing housing indicators such as starts, supply of land, labour and materials, sales, prices, and resale listings. It is produced semi-annually in the spring and fall in smaller markets to replace the Real Estate and Builders' forecasts.

## **RETIREMENT HOME SURVEY**

A report produced by some offices to indicate the state of the retirement home market. Vacancy rates, per diem rates, and new construction for retirement homes are summarized annually.









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# ONTARIO HOUSING MARKET REPORT

AUGUST 1993



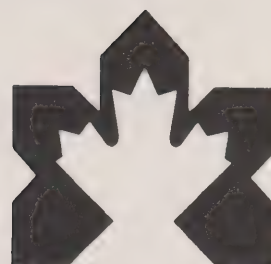




# Ontario

## Housing Market Report

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Canada Mortgage and Housing Corporation  
Ontario Regional Office  
2255 Sheppard Avenue, East Suite E222  
Willowdale, Ontario M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back of the report for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

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Regional Economist:	Alex Medow . . . . (416) 495-2058
Assis. Regional Economist:	Bart Melek . . . . . (416) 495-2000
	Ext. 3040

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# ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

## New Home Construction

New housing starts in urban Ontario fell by almost four per cent in August, following a 22 per cent increase in July. August starts edged down to a 33,900 Seasonally Adjusted Annual Rate (SAAR<sup>1</sup>). Single family home starts at 19,000 SAAR have posted a modest eight per cent increase over the previous month's level. The net housing starts decrease for the month resulted from a 15 percent drop in multiple starts.

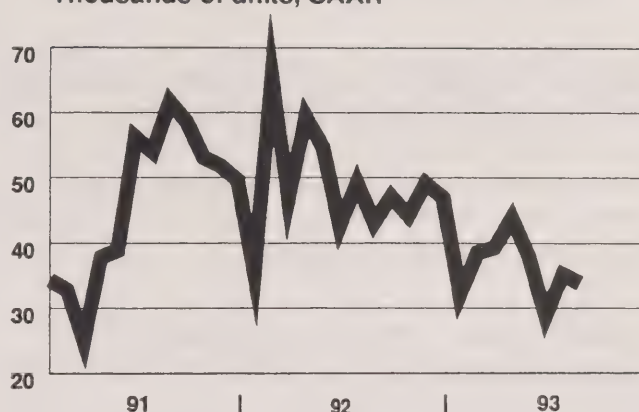
August's year-to-date actual multiple starts, at 10,356, were 46 per cent lower than for the same period last year. Nine out of ten of Ontario's largest urban centres had fewer multiple units started. Decreases in assisted housing accounted for the greatest portion of this decline. The year-to-date assisted housing starts level was at 3,770 units, only 31 per cent of last year's 12,253 assisted starts total.

## August's key home starts numbers

- 3,255 new urban Ontario dwelling units were started in August 1993. This was 21 per cent lower than the 4,092 units started in August 1992. Single detached starts (2,034 units) fell 10 per cent and multiple unit starts (1,221 units) fell 34 per cent from August last year.
- Urban Canada reported 11,580 units started in August of 1993, a drop of one per cent from the 11,715 units started in the same month last year. Single starts (5,844 units) fell nine per cent and multiple starts (5,736 units) rose by almost eight per cent from the same month last year.

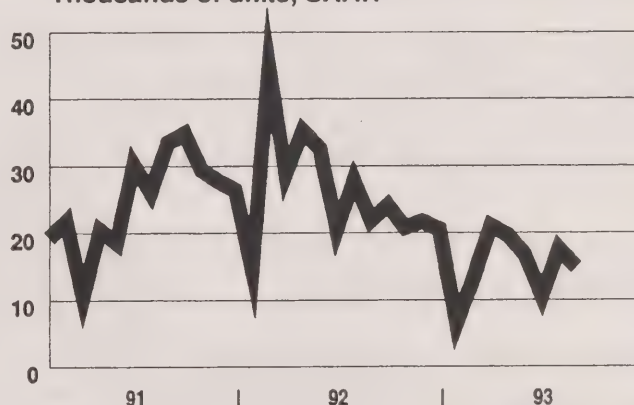
## Ontario's August starts edge down

Thousands of units, SAAR



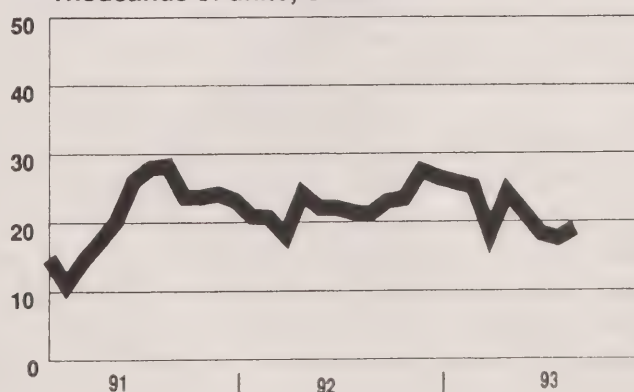
## Multiple starts slowed

Thousands of units, SAAR



## Single home starts inch up

Thousands of units, SAAR



1 The SAAR is a monthly figure that is adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels.



- On a seasonally adjusted basis, Ontario's August annual rate of urban starts decreased to 33,900, down from July's level of 35,200. Last year's August annual urban starts rate was higher at 43,100. Last year's total of 48,693 urban Ontario starts was also higher than this August's rate.
- Canada's seasonally adjusted annual rate of urban starts was 127,700 in August 1993, seven per cent less than July's 136,700. Last year Canada's August rate was higher at 130,900. Total urban Canada starts in 1992 at 140,126 were also higher than this August's rate.

## Existing Home Markets

Ontario's seasonally adjusted August sales through the Multiple Listing Services (MLS\*) have decreased slightly from the previous month's level. Sales have significantly recovered from their March 1993 low, but edged down in July and August. August's level of sales, at 128,844 SAAR, was running marginally lower than last year's actual total of 131,298. Home sales remain relatively high, despite a slow economic recovery. This is mostly due to improved affordability caused by decreasing mortgage rates.

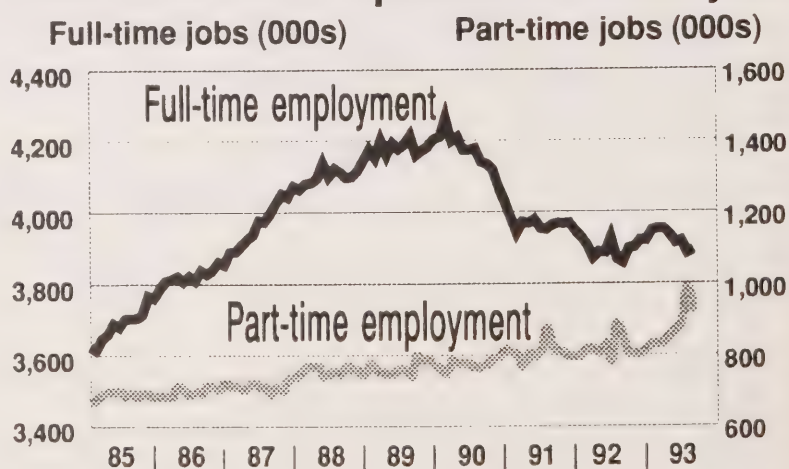
Ontario's average MLS price is stable. August's seasonally adjusted sales to new listings ratio rose, or was flat in seven of Ontario's ten major metropolitan areas, which speaks of stable prices in the near future. August's Seasonally adjusted average Ontario MLS price was only marginally lower than the price level recorded in the previous month.

## Ontario's Economy

Employment is a primary factor which determines housing demand. Ontario's upward employment momentum is lost. The job level, currently at 4,790,000 SA is fluctuating about a plateau representing a recovery of about a third of the jobs lost during the economic downturn. After a modest recovery of employment in June, there was a modest loss of 15,000 SA jobs in July and a loss of 2,000 SA jobs in August.

Part-time work is replacing full-time jobs. Ontario has recovered approximately one third of the jobs lost during the last economic down turn, but the amount of full-time jobs is still near recessionary lows.

### Part-time work replaces full time jobs

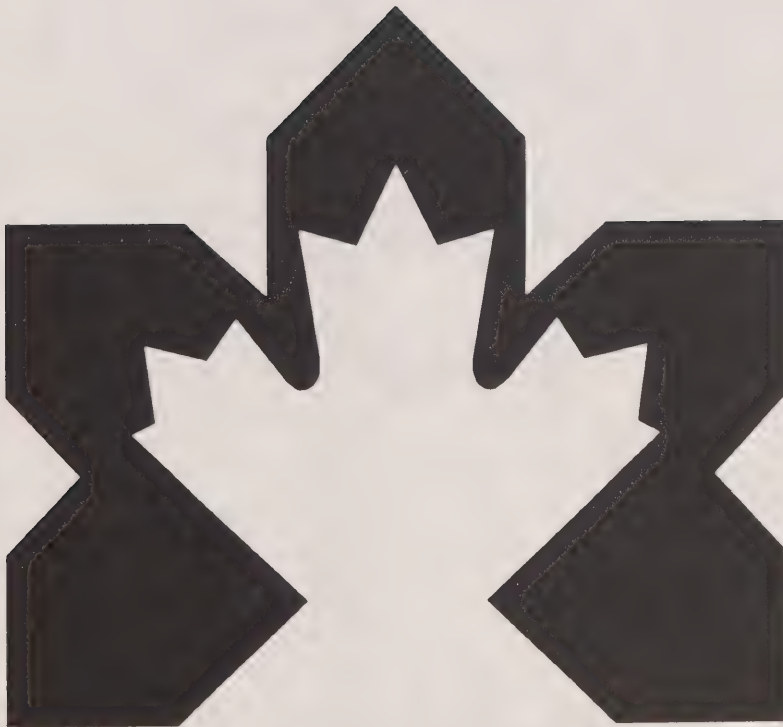


2 Multiple Listing Service (MLS) is a registered certification mark of The Canadian Real Estate Association.



Business and consumer confidence is shaky. August's seasonally adjusted help-wanted index fell to the second lowest level in over a decade. Canada's manufacturing industry survey reported a decline in the proportion of Ontario's manufacturing industries expecting production to be higher. The Conference Board's Ontario Index of Consumer Attitudes has edged up, but is still near historic lows.

On a more optimistic note, nearly a third of the Ontario respondents to the manufacturing industry survey indicated that new order levels are rising. This is a fairly high proportion compared to historical responses. The implication is that the manufacturing sector should show some recovery. Interest rates should continue to decline and translate into increased economic activity, raising both business and consumer confidence.



# COMPARISON OF 1992 AND 1993 URBAN STARTS

	SINGLE DETACHED			ALL OTHER TYPES			TOTAL		
	1992	1993	%Change	1992	1993	%Change	1992	1993	%Change
JANUARY-AUGUST									
CENSUS MET. AREAS									
HAMILTON	718	905	26	1,088	835	-23	1,806	1,740	-4
KITCHENER	595	723	22	731	368	-50	1,326	1,091	-18
LONDON	562	519	-8	441	1,191	170	1,003	1,710	70
OSHAWA	668	608	-9	1,024	164	-84	1,692	1,772	54
OTTAWA(ONT)	1,567	1,181	-25	2,404	1,525	-37	3,971	2,706	-32
ST.CATHARINES	392	366	-7	852	307	-64	1,244	673	-46
SUDBURY	323	261	-19	478	230	-52	801	491	-39
THUNDER BAY	221	217	-2	170	133	-22	391	350	-10
TORONTO	5,975	5,520	-8	8,648	4,109	-52	14,623	9,629	-34
WINDSOR	666	662	-1	224	106	-53	890	768	-14
CMA TOTAL	11,687	10,962	-6	16,060	8,968	-44	27,747	19,930	-28
OTHER URBAN	2,830	2,815	-1	3,109	1,388	-55	5,939	4,203	-29
URBAN ONTARIO *	14,517	13,777	-5	19,169	10,356	-46	33,686	24,133	-28
URBAN CANADA *	46,998	43,140	-8	46,906	42,217	-10	93,904	85,357	-9

\* Urban centres with a population of 10,000 persons or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE AND TENURE (INTENDED MARKET) MONTH & YEAR TO DATE - ONTARIO

STARTS: AUG 1993

COMPLETIONS: AUG 1993

UNDER CONSTRUCTION  
AT END OF AUG 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	2,029	216	480	0	2,725	2,481	172	292	0	2,945	8,596	802	1,255	16	10,669
RENTAL	5	6	20	77	108	0	2	66	1,058	1,126	7	26	1,141	6,519	7,693
CONDOMINIUM	0	0	262	8	270	1	0	48	0	49	11	20	1,147	1,810	2,988
COOPERATIVE	0	4	66	82	152	0	0	10	791	801	0	34	556	962	1,552
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL URBAN ONT	2,034	226	828	167	3,255	2,482	174	416	1,849	4,921	8,614	882	4,099	9,307	22,902

STARTS: YTD AUG 1993

COMPLETIONS: YTD AUG 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	13,760	1,266	1,897	16	16,939	14,025	1,405	1,706	0	17,136
RENTAL	7	28	1,082	3,317	4,434	15	34	1,130	6,819	7,998
CONDOMINIUM	9	8	1,295	624	1,936	21	8	770	953	1,752
COOPERATIVE	0	34	317	472	823	0	0	288	1,899	2,187
UNKNOWN	1	0	0	0	1	0	0	0	0	0
TOTAL URBAN ONT	13,777	1,336	4,591	4,429	24,133	14,061	1,447	3,894	9,671	29,073

Note: Rental includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units



# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY CMA, CA AND REGIONAL MUNICIPALITY

STARTS: YTD AUG 1993

COMPLETIONS: YTD AUG 1993

UNDER CONSTRUCTION  
AT END OF AUG 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>CENSUS METRO AREA</b>															
HAMILTON	905	128	621	86	1,740	881	22	352	353	1,608	427	116	699	236	1,478
KITCHENER	723	98	262	8	1,091	704	134	268	343	1,449	318	38	221	217	794
LONDON	519	138	317	736	1,710	491	110	135	125	861	240	64	408	964	1,676
OSHAWA	608	26	126	12	772	637	38	170	321	1,166	357	20	135	0	512
OTTAWA	1,181	62	1,183	280	2,706	1,440	29	1,070	604	3,143	355	65	417	492	1,329
ST.CATHARINES	366	76	121	110	673	380	82	71	163	696	219	42	244	202	707
SUDBURY	261	82	8	140	491	302	66	85	274	727	98	40	0	174	312
THUNDER BAY	217	16	0	117	350	182	14	0	28	224	201	14	0	117	332
TORONTO	5,520	378	1,416	2,315	9,629	5,832	640	1,117	6,006	13,595	4,091	230	1,294	5,679	11,294
WINDSOR	662	34	16	56	768	633	30	36	8	707	384	22	16	113	535
<b>CENSUS AGGLOMERATES</b>															
BARRIE	541	2	0	0	543	423	2	44	88	557	355	2	0	80	437
BELLEVEILLE	123	4	0	50	177	106	0	88	11	205	99	4	0	50	153
BRANTFORD	184	40	40	0	264	180	42	14	0	236	93	26	29	178	326
CORNWALL	59	18	4	0	81	56	18	5	0	79	49	12	4	0	65
GUELPH	148	6	101	3	258	158	4	72	218	452	53	2	128	3	186
KINGSTON	204	92	27	0	323	181	64	104	92	441	158	70	28	199	455
NORTH BAY	43	38	0	6	87	51	26	38	164	279	40	46	50	51	187
PETERBOROUGH	172	10	11	39	232	161	6	47	30	244	105	4	11	39	159
SARNIA	107	0	40	20	167	115	6	0	159	280	50	0	40	20	110
SAULT STE. MARIE	75	6	120	16	217	55	2	0	227	284	55	4	110	10	179
<b>OTHER ONT AREAS*</b>	1,159	82	178	435	1,854	1,093	112	178	457	1,840	1,435	113	402	616	2,566
<b>URBAN ONTARIO*</b>	13,777	1,336	4,591	4,429	24,133	14,061	1,447	3,894	9,671	29,073	8,614	882	4,099	9,307	22,902
<b>URBAN CANADA *</b>	43,140	6,516	11,489	24,212	85,357	42,257	6,474	10,470	26,984	86,185	25,152	3,628	9,220	30,538	68,538

\*Urban centres with a population of 10,000 persons or more



## STARTS: AUG 1993

## COMPLETIONS: AUG 1993

UNDER CONSTRUCTION  
AT END OF AUG 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER, T	4	0	30	0	34	14	0	0	0	14	33	0	37	0	70
BURLINGTON, C	40	4	36	82	162	29	0	0	0	29	90	4	138	82	314
DUNDAS, T	0	0	41	0	41	7	0	7	0	14	14	0	41	0	55
FLAMBOROUGH, TWP	27	0	28	0	55	53	14	0	0	67	106	108	95	0	309
GLANBROOKE, TWP	4	0	0	0	4	13	0	0	0	13	32	0	0	0	32
GRIMSBY, T	5	0	0	0	5	2	0	0	0	2	22	4	0	0	26
HAMILTON, C	22	0	0	0	22	76	2	0	0	78	86	0	294	61	441
STONE CREEK, C	22	0	53	0	75	19	0	7	0	26	44	0	94	93	231
<b>TOTAL</b>	<b>124</b>	<b>4</b>	<b>188</b>	<b>82</b>	<b>398</b>	<b>213</b>	<b>16</b>	<b>14</b>	<b>0</b>	<b>243</b>	<b>427</b>	<b>116</b>	<b>699</b>	<b>236</b>	<b>1,478</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE, C	7	2	0	0	9	21	6	0	2	29	71	18	63	40	192
DUMFRIES NORTH, TWP	12	0	0	0	12	7	0	0	0	7	18	0	8	0	26
KITCHENER, C	19	2	0	0	21	32	0	0	0	32	115	10	50	106	281
WATERLOO, C	39	2	10	0	51	16	6	4	0	26	96	8	100	71	275
WOOLWICH, TWP	12	2	0	0	14	1	0	0	0	1	18	2	0	0	20
<b>TOTAL</b>	<b>89</b>	<b>8</b>	<b>10</b>	<b>0</b>	<b>107</b>	<b>77</b>	<b>12</b>	<b>4</b>	<b>2</b>	<b>95</b>	<b>318</b>	<b>38</b>	<b>221</b>	<b>217</b>	<b>794</b>
<b>LONDON CMA</b>															
BELMONT, VIL	6	0	0	0	6	1	0	0	0	1	6	0	0	0	6
DELAWARE, TWP	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
DORCHESTER NORTH, TWP	0	0	0	0	0	6	0	0	0	6	7	0	0	0	7
LOBO, TWP	2	0	0	0	2	1	0	0	0	1	9	0	0	0	9
LONDON, C	57	14	63	0	134	48	4	9	3	64	180	52	408	958	1,598
LONDON, TWP	1	0	0	0	1	0	0	0	0	0	7	0	0	0	7
NISSOURI WEST, TWP	1	0	0	0	1	4	0	0	0	4	3	0	0	0	3
PORT STANLEY, VIL	0	0	0	0	0	1	0	0	0	1	2	0	0	0	2
SOUTHWOLD, TWP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
ST THOMAS, C	4	0	0	0	4	1	6	0	3	10	13	12	0	0	31
YARMOUTH, TWP	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
<b>TOTAL</b>	<b>71</b>	<b>14</b>	<b>63</b>	<b>0</b>	<b>148</b>	<b>62</b>	<b>10</b>	<b>9</b>	<b>6</b>	<b>87</b>	<b>240</b>	<b>64</b>	<b>408</b>	<b>964</b>	<b>1,676</b>

STARTS: AUG 1993

COMPLETIONS: AUG 1993

UNDER CONSTRUCTION  
AT END OF AUG 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE,T	24	0	0	0	24	53	0	7	0	60	116	0	16	0	132
OSHAWA,C	6	2	0	0	8	21	0	0	76	97	92	16	0	0	108
WHITBY,T	62	4	22	0	88	43	0	0	0	43	149	4	119	0	272
<b>TOTAL</b>	<b>92</b>	<b>6</b>	<b>22</b>	<b>0</b>	<b>120</b>	<b>117</b>	<b>0</b>	<b>7</b>	<b>76</b>	<b>200</b>	<b>357</b>	<b>20</b>	<b>135</b>	<b>0</b>	<b>512</b>
<b>OTTAWA CMA</b>															
CLARENCE,TWP	15	0	0	0	15	28	0	0	0	28	29	0	0	0	29
CUMBERLAND,TWP	29	0	17	0	46	37	0	17	0	54	36	0	70	2	108
GLOUCESTER,C	15	2	21	0	38	36	0	10	0	46	43	6	39	0	88
GOULBOURN,TWP	25	0	0	0	25	20	0	3	0	23	26	10	0	0	36
KANATA,C	22	4	41	0	67	40	0	59	0	99	41	6	63	0	110
NEPEAN,C	27	10	101	0	138	29	0	75	0	104	58	10	195	79	342
OSGOODE,TWP	11	0	0	0	11	15	0	4	0	19	33	6	8	0	47
OTTAWA,C	8	10	36	6	60	18	2	7	2	29	28	25	42	411	506
RIDEAU,TWP	3	0	0	0	3	4	0	0	0	4	16	0	0	0	16
ROCKCLIFFE PARK,VIL	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
ROCKLAND,T	13	0	0	0	13	0	0	0	55	57	14	0	0	0	14
VANIER,C	0	0	0	0	0	2	0	0	0	0	0	2	0	0	2
WEST CARLETON,TWP	12	0	0	0	12	20	0	0	0	20	30	0	0	0	30
<b>TOTAL</b>	<b>180</b>	<b>26</b>	<b>216</b>	<b>6</b>	<b>428</b>	<b>249</b>	<b>2</b>	<b>175</b>	<b>57</b>	<b>483</b>	<b>355</b>	<b>65</b>	<b>417</b>	<b>492</b>	<b>1,329</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE,T	0	0	0	0	0	10	2	0	0	12	23	4	0	0	27
LINCOLN,T	8	0	16	0	24	8	6	0	0	14	29	8	28	0	65
NIAGARA-FALLS,C	14	2	0	0	16	14	0	0	0	14	49	16	14	75	154
NIAGARA-ON-THE-LAKE,T	3	0	0	0	3	3	0	0	0	3	18	0	38	0	56
PELHAM,T	3	0	4	0	7	2	0	0	0	2	20	0	4	0	24
PORT COLBOURNE,C	0	0	0	0	0	1	0	0	0	1	5	0	0	0	5
ST.CATHARINES,C	8	2	0	0	10	9	4	7	0	20	19	4	114	105	242
THOROLD,C	0	0	0	0	0	1	0	0	0	1	15	4	14	0	33
WAINFLEET,TWP	2	0	0	0	2	2	0	0	0	2	6	0	32	22	95
WELLAND,C	13	0	0	0	13	6	6	0	0	12	35	6	0	0	6
<b>TOTAL</b>	<b>51</b>	<b>4</b>	<b>20</b>	<b>0</b>	<b>75</b>	<b>56</b>	<b>18</b>	<b>7</b>	<b>0</b>	<b>81</b>	<b>219</b>	<b>42</b>	<b>244</b>	<b>202</b>	<b>707</b>



STARTS: AUG 1993

COMPLETIONS: AUG 1993

UNDER CONSTRUCTION  
AT END OF AUG 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKLE CENTRE,T	7	2	0	0	9	6	0	0	0	6	8	34	0	0	42
ONAPING FALLS,T	3	0	0	0	3	3	0	0	0	6	4	0	0	0	4
RAYSIDE-BALFOUR,T	7	0	0	0	7	6	0	0	0	6	12	0	0	0	12
SUDBURY,T	22	6	5	19	52	20	12	8	0	40	38	6	0	174	218
VALLEY EAST,T	15	0	0	0	15	17	2	0	0	19	23	0	0	0	23
WALDEN,T	10	0	0	0	10	9	0	0	0	9	13	0	0	0	13
<b>TOTAL</b>	<b>64</b>	<b>8</b>	<b>5</b>	<b>19</b>	<b>96</b>	<b>61</b>	<b>14</b>	<b>8</b>	<b>0</b>	<b>83</b>	<b>98</b>	<b>40</b>	<b>0</b>	<b>174</b>	<b>312</b>
<b>THUNDER BAY CMA</b>															
CONMEE,TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING,TWP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
O'CONNOR,TWP	3	0	0	0	3	0	0	0	0	0	5	0	0	0	5
OLIVER,TWP	2	0	0	0	2	1	0	0	0	1	18	0	0	0	18
PAIPOONAGE,TWP	0	0	0	0	0	2	0	0	0	2	6	0	0	0	6
SHUNIAH,TWP	4	0	0	0	4	2	0	0	0	2	8	0	0	0	8
THUNDER BAY,C	30	4	0	0	34	22	0	0	0	22	156	14	0	117	287
<b>TOTAL</b>	<b>39</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>43</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>201</b>	<b>14</b>	<b>0</b>	<b>117</b>	<b>332</b>
<b>WINDSOR CMA</b>															
ANDERDON,TWP	4	0	0	0	4	5	0	0	0	5	11	0	0	0	11
BELLE RIVER,T	5	0	0	0	5	1	0	0	0	1	6	0	0	0	6
COLCHESTER NORTH,TWP	5	0	0	0	5	0	0	0	0	0	9	0	0	0	9
ESSEX,T	3	0	0	0	3	4	0	0	0	4	78	0	0	35	113
LASALLE,T	18	0	0	0	18	13	0	0	0	13	68	0	0	0	68
MAIDSTONE,TWP	14	0	0	0	14	12	0	0	0	12	11	0	0	0	11
ROCHESTER,TWP	0	0	0	0	0	3	0	0	0	3	44	0	0	0	44
SANDWICH SOUTH,TWP	7	0	0	0	7	11	0	0	0	11	3	0	0	0	3
ST CLAIR BEACH,VIL	1	0	0	0	1	1	0	0	0	1	37	0	0	0	37
TECUMSETH,T	7	0	0	0	7	15	0	0	0	15	108	10	16	78	214
WINDSOR,C	45	4	0	0	49	46	0	0	0	46	384	22	16	113	535
<b>TOTAL</b>	<b>109</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>117</b>	<b>111</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>111</b>	<b>384</b>	<b>22</b>	<b>16</b>	<b>113</b>	<b>535</b>

STARTS: AUG 1993

COMPLETIONS: AUG 1993

UNDER CONSTRUCTION  
AT END OF AUG 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	6	0	0	2	8	7	2	10	575	594	38	4	59	512	613
SCARBOROUGH,C	24	0	0	0	24	29	0	0	243	272	99	0	44	718	861
TORONTO,C	7	6	0	0	13	1	0	0	72	73	48	22	0	1,839	1,909
YORK EAST,B	3	0	0	0	3	0	0	0	87	87	11	0	0	164	175
YORK NORTH,C	24	0	0	0	24	23	0	24	300	347	164	0	10	957	1,131
YORK,C	0	0	0	0	0	1	2	0	0	3	12	8	34	119	173
<b>TOTAL</b>	<b>64</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>72</b>	<b>61</b>	<b>4</b>	<b>34</b>	<b>1,277</b>	<b>1,376</b>	<b>372</b>	<b>34</b>	<b>147</b>	<b>4,309</b>	<b>4,862</b>
<b>YORK REGION</b>															
AURORA,T	18	0	0	0	18	34	0	0	0	34	70	0	0	0	70
EAST GWILLIMBURY,T	7	0	0	0	7	47	0	0	0	47	32	0	8	0	40
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GEORGINA,TWP	9	0	0	0	9	9	0	0	0	9	47	0	0	0	47
KING,TWP	6	0	0	0	6	9	0	0	0	9	18	0	0	0	18
MARKHAM,T	49	0	0	0	49	36	0	0	0	36	303	0	12	14	329
NEWMARKET,T	9	0	0	0	9	36	0	0	99	135	122	0	159	0	281
RICHMOND HILL,T	65	0	0	0	65	99	0	0	0	99	612	0	146	66	824
VAUGHAN,C	59	0	0	0	59	90	0	0	0	90	414	0	62	706	1,182
WHITCHURCH-STOUFF,T	7	0	0	0	7	4	0	0	0	4	20	0	0	0	20
<b>TOTAL</b>	<b>229</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>229</b>	<b>364</b>	<b>0</b>	<b>0</b>	<b>99</b>	<b>463</b>	<b>1,638</b>	<b>0</b>	<b>387</b>	<b>786</b>	<b>2,811</b>
<b>PEEL REGION</b>															
BRAMPTON,C	37	0	15	0	52	64	12	10	0	86	268	50	137	138	593
CALEDON,T	20	0	0	0	20	20	0	0	0	20	61	0	49	0	110
MISSISSAUGA,C	104	0	168	0	272	248	34	34	260	576	803	44	378	259	1,484
<b>TOTAL</b>	<b>161</b>	<b>0</b>	<b>183</b>	<b>0</b>	<b>344</b>	<b>332</b>	<b>46</b>	<b>44</b>	<b>260</b>	<b>682</b>	<b>1,132</b>	<b>94</b>	<b>564</b>	<b>397</b>	<b>2,187</b>
<b>OTHER AREAS</b>															
AJAX,T	0	0	0	0	0	10	0	0	0	10	223	0	31	0	254
ALLST/BEETN/TECM/TOTN,T	0	0	0	0	0	19	0	14	0	33	27	8	31	0	66
BRADFORD,W.GWILLIMBURY,T	14	0	0	0	14	5	0	0	0	5	47	0	0	46	93
HALTON HILLS,T	17	0	0	0	17	108	0	0	0	108	94	0	0	0	94
MILTON,T	7	0	0	0	7	3	0	0	0	3	21	0	0	0	21
OAKVILLE,T	79	26	105	0	210	59	8	27	0	94	334	62	134	141	671
ORANGEVILLE,T	0	0	0	0	0	23	0	0	0	23	23	0	0	0	23
PICKERING,T	52	24	0	0	76	22	0	0	0	22	129	26	0	0	155
UXBRIDGE,TWP	13	0	0	0	13	16	0	0	0	16	51	6	0	0	57
<b>TOTAL</b>	<b>182</b>	<b>50</b>	<b>105</b>	<b>0</b>	<b>337</b>	<b>265</b>	<b>8</b>	<b>41</b>	<b>0</b>	<b>314</b>	<b>949</b>	<b>102</b>	<b>196</b>	<b>187</b>	<b>1,434</b>
<b>TOTAL TORONTO CMA</b>	<b>636</b>	<b>56</b>	<b>288</b>	<b>2</b>	<b>982</b>	<b>1,022</b>	<b>58</b>	<b>119</b>	<b>1,636</b>	<b>2,835</b>	<b>4,091</b>	<b>230</b>	<b>1,294</b>	<b>5,679</b>	<b>11,294</b>



# **AVERAGE AND MEDIAN PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS BY CENSUS METROPOLITAN AREA**

	SINGLE			SEMI		
	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS
<b>CENSUS METRO AREA</b>						
HAMILTON	208	190	219	137	135	10
KITCHENER	177	170	86	136	138	14
LONDON	238	210	65	128	127	12
OSHAWA	191	178	106	136	136	2
OTTAWA	201	179	236	210	210	2
ST.CATHARINES	171	149	59	120	129	16
SUDBURY	165	165	59	134	129	14
THUNDER BAY	173	170	25	0	0	0
TORONTO	289	253	1,027	176	176	55
WINDSOR	180	164	91	110	110	2

## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of six (6) large Branch Offices and eight (8) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1991 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.

## ONTARIO OFFICES

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### ONTARIO REGIONAL OFFICE

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Atria North  
2255 Sheppard Avenue East  
Suite E222  
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### BRANCH AND LOCAL OFFICES

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#### BARRIE

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Suite 101  
Barrie, Ontario  
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**Tel.: (705) 728-4811**  
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#### HAMILTON

350 King Street East  
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Hamilton, Ontario  
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Suite 480  
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**Fax: (613) 724-7769**

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K9J 6Z8

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Station Tower  
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2nd Floor  
Sault Ste. Marie, Ontario  
P6A 5L6

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Chief Economist

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## **LOCAL HOUSING MARKET REPORT**

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These reports provide current vacancy and rent statistics on a semi-annual basis for local markets. The reports are based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. Vacancy data is provided from the April survey, while Rent and Vacancy data are available from the October survey.

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Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

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This report includes forecasts of the local economy, interest rates and key new and existing housing indicators such as starts, supply of land, labour and materials, sales, prices, and resale listings. It is produced semi-annually in the spring and fall in smaller markets to replace the Real Estate and Builders' forecasts.

## **RETIREMENT HOME SURVEY**

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Canada



**ONTARIO HOUSING  
MARKET REPORT**  
**SEPTEMBER 1993**







# Ontario



## Housing Market Report

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Canada Mortgage and Housing Corporation  
Ontario Regional Office  
2255 Sheppard Avenue, East Suite E222  
Willowdale, Ontario M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back of the report for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

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## ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

### New Home Construction

New housing starts in urban Ontario grew by ten per cent in September, following a four per cent decline in August. September starts inched up to a 37,400 Seasonally Adjusted Annual Rate (SAAR\*). Single and multiple home starts have both edged up this month. However, Ontario urban starts levels continued to run far below last year's total of 48,693 starts.

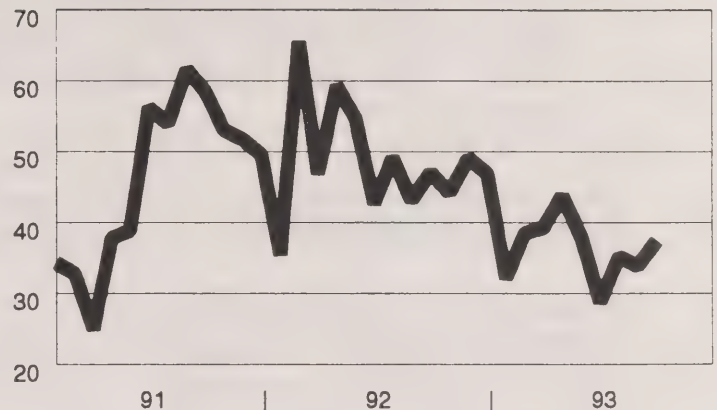
September's year-to-date actual multiple starts were 44 per cent lower than the level for the same period last year. By the end of the first nine months of 1993, eight out of ten Ontario's largest urban centres had fewer multiple units started. Decreases in assisted housing accounted for a major share of this decline. Only 444 assisted rental dwellings were started in September bringing the year-to-date assisted housing starts to 4,563 units--37 per cent of last year's level.

### September's key home starts numbers

- 3,324 new urban Ontario dwelling units were started in September 1993. This was 21 per cent lower than the 4,200 units started in September 1992. Single detached starts (1,758 units) fell 15 per cent and multiple unit starts (1,566 units) fell 26 per cent from September last year level.
- Urban Canada reported 10,686 units started in September of 1993, a drop of 12 per cent from the 12,210 units started in the same month last year. Single starts (5,495 units) fell 10 per cent and multiple starts (5,191 units) fell 15 per cent from the level recorded for the same month last year.

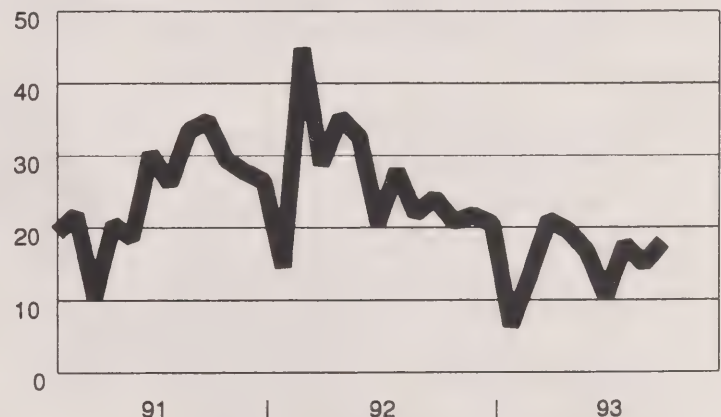
### Ontario's September starts grew

Thousands of units, SAAR



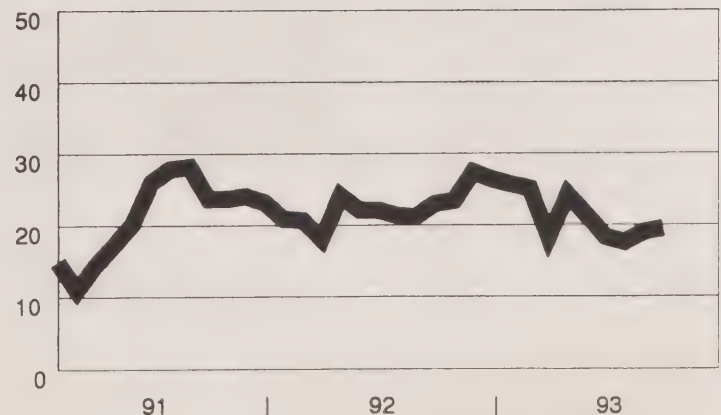
### Multiple starts edged up

Thousands of units, SAAR



### Single home starts inched up

Thousands of units, SAAR



\* The SAAR is a monthly figure that is adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels.



- On a seasonally adjusted basis, Ontario's September annual rate of urban starts increased to 37,400, up from August's level of 33,900. Last year's September annual urban starts rate was higher at 47,100. Last year's total of 48,693 urban Ontario starts was higher than this year's September rate.
- Canada's seasonally adjusted annual rate of urban starts was 128,900 in September 1993, close to August's level of 127,700. Last year Canada's September rate was higher at 148,100. Total urban Canada starts in 1992 were at 140,126, this is also higher than this September's rate.

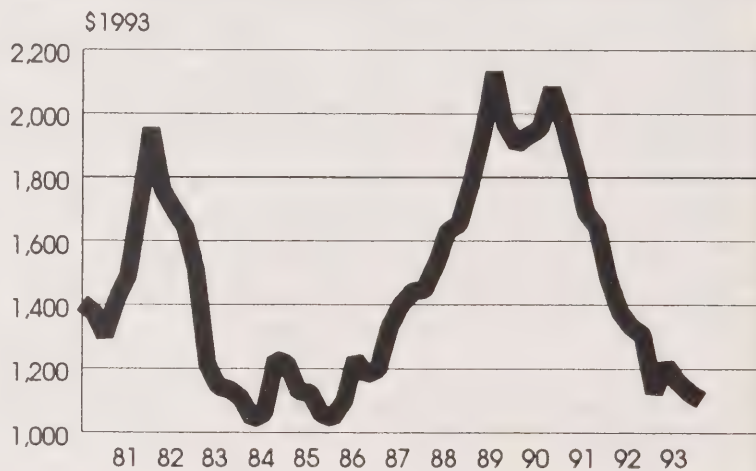
## Existing Home Markets

Ontario's September seasonally adjusted sales through the Multiple Listing Service (MLS\*) decreased marginally, less than four per cent, from the previous month's level. September's annualized Ontario monthly sales level was slightly lower than last year's actual total of 131,298.

Ontario average MLS price is stabilizing in most of Ontario's ten major metropolitan areas. On a seasonally adjusted basis, Ontario's September sales to new listings ratio was flat and within a balanced market range, which tells us prices are starting to firm up. On a seasonally adjusted basis, Ontario's September average MLS price decreased marginally over the previous month.

Mortgage rates are at the second lowest level in over two decades. Lower mortgage rates have greatly contributed to more affordable monthly mortgage carrying costs. The real monthly carrying cost of a mortgage on 90 per cent of Ontario's average MLS priced home, amortized over 25 years, has fallen to the lowest level in seven years. A combination of lower prices and lowest mortgage rates in decades has produced affordability levels not seen since the mid-eighties.

### Ontario carrying costs lowest in seven years Monthly payment on average priced existing home



Sources: CREA data with estimation by CMHC

\* Multiple Listing Service (MLS) is a registered certification mark of The Canadian Real Estate Association.



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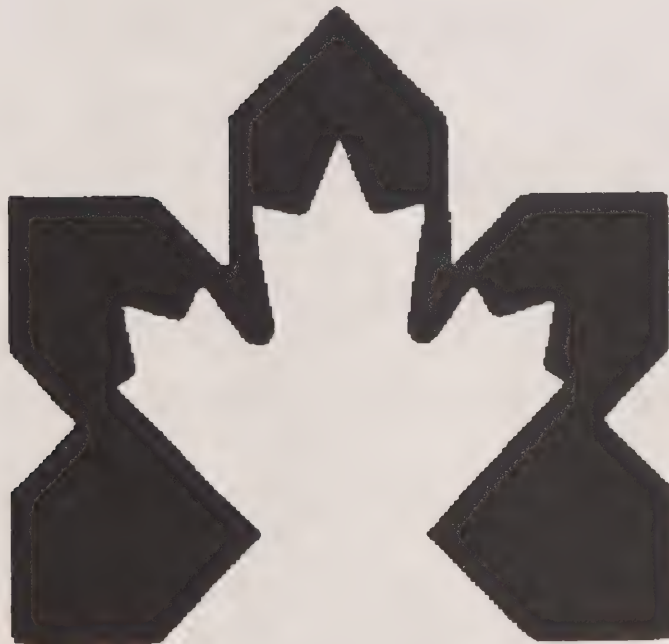
## Ontario's Economy

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Employment has a major influence on housing demand. Ontario's employment levels continue to fluctuate. After two consecutive seasonally adjusted monthly losses of 15,000 and 2,000 jobs in July and August respectively, there was a recovery of 19,000 seasonally adjusted jobs in September. Ontario's seasonally adjusted September employment level of 4,809,000, represents the highest employment level so-far this year.

Business confidence is shaky. September's seasonally adjusted help wanted index remained unchanged and is at the second lowest level in over a decade. While United States continues to experience significant economic and employment growth, the anticipated rebound of Ontario manufacturing employment levels as a result of increased trade has not yet materialized.

On a more positive note, September's seasonally adjusted real manufacturing shipments increased to the second highest level this year. This means that we could expect jobs to start returning to the hard hit manufacturing sector.



## COMPARISON OF 1992 AND 1993 URBAN STARTS

	SINGLE DETACHED			ALL OTHER TYPES			TOTAL		
	1992	1993	%Change	1992	1993	%Change	1992	1993	%Change
<b>JANUARY-SEPTEMBER</b>									
<b>CENSUS MET. AREAS</b>									
HAMILTON	865	1,023	18	1,199	1,019	-15	2,064	2,042	-1
KITCHENER	712	791	11	869	458	-47	1,581	1,249	-21
LONDON	628	581	-7	516	1,281	148	1,144	1,862	63
OSHAWA	691	702	2	1,103	175	-84	1,794	877	-51
OTTAWA(ONT)	1,752	1,415	-19	2,560	1,757	-31	4,312	3,172	-26
ST.CATHARINES	430	427	-1	919	321	-65	1,349	748	-45
SUDBURY	432	297	-31	565	242	-57	997	539	-46
THUNDER BAY	256	242	-5	192	193	1	448	435	-3
TORONTO	6,740	6,126	-9	9,803	4,792	-51	16,543	10,918	-34
WINDSOR	781	778	-0	230	129	-44	1,011	907	-10
<b>CMA TOTAL</b>	<b>13,287</b>	<b>12,382</b>	<b>-7</b>	<b>17,956</b>	<b>10,367</b>	<b>-42</b>	<b>31,243</b>	<b>22,749</b>	<b>-27</b>
<b>OTHER URBAN</b>	<b>3,306</b>	<b>3,153</b>	<b>-5</b>	<b>3,337</b>	<b>1,555</b>	<b>-53</b>	<b>6,643</b>	<b>4,708</b>	<b>-29</b>
<b>URBAN ONTARIO *</b>	<b>16,593</b>	<b>15,535</b>	<b>-6</b>	<b>21,293</b>	<b>11,922</b>	<b>-44</b>	<b>37,886</b>	<b>27,457</b>	<b>-28</b>
<b>URBAN CANADA *</b>	<b>53,126</b>	<b>48,635</b>	<b>-8</b>	<b>52,988</b>	<b>47,408</b>	<b>-11</b>	<b>106,114</b>	<b>96,043</b>	<b>-9</b>

\*-Indicates a value for urban centres with a population of 10,000 or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE AND TENURE (INTENDED MARKET) MONTH & YEAR TO DATE - ONTARIO

STARTS: SEP 1993

COMPLETIONS: SEP 1993

UNDER CONSTRUCTION  
AT END OF SEP 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	1,754	240	205	0	2,199	2,334	230	482	0	3,046	8,024	816	996	16	9,852
RENTAL	2	2	136	667	807	1	6	312	669	988	8	22	959	6,518	7,507
CONDOMINIUM	2	0	266	28	296	0	0	227	202	429	13	20	1,174	1,636	2,843
COOPERATIVE	0	0	22	0	22	0	30	146	229	405	0	4	432	733	1,169
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>1,758</b>	<b>242</b>	<b>629</b>	<b>695</b>	<b>3,324</b>	<b>2,335</b>	<b>266</b>	<b>1,167</b>	<b>1,100</b>	<b>4,868</b>	<b>8,045</b>	<b>862</b>	<b>3,561</b>	<b>8,903</b>	<b>21,371</b>

STARTS: YTD SEP 1993

COMPLETIONS: YTD SEP 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	15,514	1,506	2,102	16	19,138	16,359	1,635	2,188	0	20,182
RENTAL	9	30	1,218	3,984	5,241	16	40	1,442	7,488	8,986
CONDOMINIUM	11	8	1,561	652	2,232	21	8	997	1,155	2,181
COOPERATIVE	0	34	339	472	845	0	30	434	2,128	2,592
UNKNOWN	1	0	0	0	1	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>15,535</b>	<b>1,578</b>	<b>5,220</b>	<b>5,124</b>	<b>27,457</b>	<b>16,396</b>	<b>1,713</b>	<b>5,061</b>	<b>10,771</b>	<b>33,941</b>

Note: Rental includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units



# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY CMA, CA AND REGIONAL MUNICIPALITY

STARTS: YTD SEP 1993

COMPLETIONS: YTD SEP 1993

UNDER CONSTRUCTION  
AT END OF SEP 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>CENSUS METRO AREA</b>															
HAMILTON	1,023	138	684	197	2,042	1,017	46	439	353	1,855	409	102	675	347	1,533
KITCHENER	791	106	344	8	1,249	855	152	338	379	1,724	235	28	233	181	677
LONDON	581	156	383	742	1,862	572	152	187	249	1,160	221	40	422	846	1,529
OSHAWA	702	32	131	12	877	746	40	170	321	1,277	344	24	140	0	508
OTTAWA	1,415	66	1,289	402	3,172	1,669	51	1,360	640	3,720	359	49	233	578	1,219
ST.CATHARINES	427	90	121	110	748	452	96	175	187	910	208	42	140	178	568
SUDBURY	297	94	8	140	539	334	100	85	280	799	102	18	0	168	288
THUNDER BAY	242	18	0	175	435	219	14	0	32	265	189	16	0	171	376
TORONTO	6,126	476	1,627	2,689	10,918	6,700	694	1,518	6,777	15,689	3,840	274	1,104	5,282	10,500
WINDSOR	778	42	27	60	907	756	34	44	20	854	377	26	19	105	527
<b>CENSUS AGGLOMERATES</b>															
BARRIE	566	2	0	0	568	538	4	44	88	674	265	0	0	80	345
BELLEVILLE	141	6	0	50	197	144	2	88	11	245	79	4	0	50	133
BRANTFORD	209	42	40	0	291	198	46	29	0	273	100	24	14	178	316
CORNWALL	59	18	4	0	81	56	18	5	0	79	49	12	4	0	65
GUELPH	161	6	182	3	352	196	4	72	218	490	29	2	209	3	243
KINGSTON	234	118	27	0	379	221	88	118	92	519	147	74	14	199	434
NORTH BAY	51	38	0	6	95	63	32	88	212	395	36	40	0	3	79
PETERBOROUGH	197	14	11	39	261	189	10	47	30	276	102	4	11	39	156
SARNIA	122	0	40	20	182	124	6	0	159	289	56	0	40	20	116
SAULT STE. MARIE	83	6	120	16	225	69	2	0	227	298	49	4	110	10	173
<b>OTHER ONT AREAS*</b>	<b>1,330</b>	<b>110</b>	<b>182</b>	<b>455</b>	<b>2,077</b>	<b>1,278</b>	<b>122</b>	<b>254</b>	<b>496</b>	<b>2,150</b>	<b>1,570</b>	<b>133</b>	<b>327</b>	<b>547</b>	<b>2,577</b>
<b>URBAN ONTARIO*</b>	<b>15,535</b>	<b>1,578</b>	<b>5,220</b>	<b>5,124</b>	<b>27,457</b>	<b>16,396</b>	<b>1,713</b>	<b>5,061</b>	<b>10,771</b>	<b>33,941</b>	<b>8,045</b>	<b>862</b>	<b>3,561</b>	<b>8,903</b>	<b>21,371</b>
<b>URBAN CANADA*</b>	<b>48,635</b>	<b>7,393</b>	<b>12,868</b>	<b>27,147</b>	<b>96,043</b>	<b>49,070</b>	<b>7,436</b>	<b>12,525</b>	<b>30,702</b>	<b>99,733</b>	<b>23,828</b>	<b>3,575</b>	<b>8,551</b>	<b>29,729</b>	<b>65,683</b>

\*Urban centres with a population of 10,000 persons or more



## STARTS: SEP 1993

## COMPLETIONS: SEP 1993

UNDER CONSTRUCTION  
AT END OF SEP 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER,T	12	0	0	0	12	7	0	3	0	0	38	0	34	0	72
BURLINGTON,C	19	10	49	0	78	30	0	30	0	60	79	14	157	82	332
DUNDAS,T	4	0	0	111	115	3	0	0	0	3	15	0	41	111	167
FLAMBOROUGH,TWP	14	0	0	0	14	28	24	47	0	99	92	84	48	0	224
GLANBROOKE,TWP	4	0	0	0	4	4	0	0	0	4	32	0	0	0	32
GRIMSBY,T	4	0	0	0	4	2	0	0	0	2	24	4	0	0	28
HAMILTON,C	28	0	14	0	42	33	0	0	0	33	81	0	308	61	450
STONEY CREEK,C	33	0	0	0	33	29	0	7	0	36	48	0	87	93	228
<b>TOTAL</b>	<b>118</b>	<b>10</b>	<b>63</b>	<b>111</b>	<b>302</b>	<b>136</b>	<b>24</b>	<b>87</b>	<b>0</b>	<b>247</b>	<b>409</b>	<b>102</b>	<b>675</b>	<b>347</b>	<b>1,533</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE,C	14	2	82	0	98	42	10	0	0	52	43	10	145	40	238
DUMFRIES NORTH,TWP	3	0	0	0	3	8	0	0	0	8	13	0	8	0	21
KITCHENER,C	19	2	0	0	21	51	2	0	36	89	83	10	50	70	213
WATERLOO,C	32	4	0	0	36	45	6	70	0	121	83	6	30	71	190
WOOLWICH,TWP	0	0	0	0	0	5	0	0	0	5	13	2	0	0	15
<b>TOTAL</b>	<b>68</b>	<b>8</b>	<b>82</b>	<b>0</b>	<b>158</b>	<b>151</b>	<b>18</b>	<b>70</b>	<b>36</b>	<b>275</b>	<b>235</b>	<b>28</b>	<b>233</b>	<b>181</b>	<b>677</b>
<b>LONDON CMA</b>															
BELMONT,VIL	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
DELAWARE,TWP	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
DORCHESTER NORTH,TWP	4	0	0	0	4	2	0	0	0	2	9	0	0	0	9
LOBO,TWP	1	0	0	0	1	1	0	0	0	1	9	0	0	0	9
LONDON,C	38	14	66	0	118	68	34	52	118	272	150	32	422	840	1,444
LONDON,TWP	4	0	0	0	4	4	0	0	0	4	7	0	0	0	7
NISSOURI WEST,TWP	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3
PORT STANLEY,VIL	1	0	0	0	1	0	0	0	0	0	3	0	0	0	3
SOUTHWOLD,TWP	1	0	0	0	1	1	0	0	0	0	5	0	0	0	5
ST. THOMAS,C	5	4	0	6	15	2	8	0	6	16	16	8	0	6	30
YARMOUTH,TWP	7	0	0	0	7	3	0	0	0	3	10	0	0	0	10
<b>TOTAL</b>	<b>62</b>	<b>18</b>	<b>66</b>	<b>6</b>	<b>152</b>	<b>81</b>	<b>42</b>	<b>52</b>	<b>124</b>	<b>299</b>	<b>221</b>	<b>40</b>	<b>422</b>	<b>846</b>	<b>1,529</b>

## STARTS: SEP 1993

## COMPLETIONS: SEP 1993

UNDER CONSTRUCTION  
AT END OF SEP 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE,T	54	0	0	0	54	32	0	0	0	32	139	0	16	0	155
OSHAWA,C	9	6	0	0	15	35	2	0	0	37	67	20	0	0	87
WHITBY,T	31	0	5	0	36	42	0	0	0	42	138	4	124	0	266
<b>TOTAL</b>	<b>94</b>	<b>6</b>	<b>5</b>	<b>0</b>	<b>105</b>	<b>109</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>111</b>	<b>344</b>	<b>24</b>	<b>140</b>	<b>0</b>	<b>508</b>
<b>OTTAWA CMA</b>															
CLARENCE,TWP	13	0	0	0	13	15	0	0	0	15	27	0	0	0	27
CUMBERLAND,TWP	17	0	0	0	17	30	0	70	2	102	23	0	0	0	23
GLOUCESTER,C	45	0	0	0	45	26	6	14	0	46	62	10	25	0	87
GOULBOURN,TWP	19	0	0	0	19	20	0	0	0	20	25	0	0	0	35
KANATA,C	47	0	48	0	95	29	4	65	0	98	59	2	46	0	107
NEPEAN,C	33	0	40	0	73	46	0	124	0	170	45	10	111	79	245
OSGOODE,TWP	11	0	0	0	11	10	6	8	0	24	34	0	0	0	34
OTTAWA,C	22	2	10	122	156	12	6	9	34	61	37	23	43	499	602
RIDEAU,TWP	12	0	0	0	12	16	0	0	0	16	12	0	0	0	12
ROCKCLIFFE PARK,VIL	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
ROCKLAND,T	5	2	8	0	15	11	0	0	0	11	8	2	8	0	18
VANIER,C	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
WEST CARLETON,TWP	10	0	0	0	10	14	0	0	0	14	26	0	0	0	26
<b>TOTAL</b>	<b>234</b>	<b>4</b>	<b>106</b>	<b>122</b>	<b>466</b>	<b>229</b>	<b>22</b>	<b>290</b>	<b>36</b>	<b>577</b>	<b>359</b>	<b>49</b>	<b>233</b>	<b>578</b>	<b>1,219</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE,T	24	0	0	0	24	9	0	0	0	9	38	4	0	0	42
LINCOLN,T	9	2	0	0	11	9	4	0	0	13	29	6	28	0	63
NIAGARA-FALLS,C	10	8	0	0	18	17	4	14	0	35	42	20	0	75	137
NIAGARA-ON-THE-LAKE,T	3	0	0	0	3	5	0	0	0	5	16	0	38	0	54
PELHAM,T	5	0	0	0	5	5	0	0	0	5	20	0	4	0	24
PORT COLBOURNE,C	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
ST. CATHARINES,C	7	4	0	0	11	8	4	90	24	126	18	4	24	81	127
THOROLD,C	1	0	0	0	1	6	2	0	0	8	10	2	14	0	26
WAINFLEET,TWP	1	0	0	0	1	2	0	0	0	2	5	0	0	0	5
WELLAND,C	1	0	0	0	1	11	0	0	0	11	25	6	32	22	85
<b>TOTAL</b>	<b>61</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>72</b>	<b>14</b>	<b>104</b>	<b>24</b>	<b>214</b>	<b>208</b>	<b>42</b>	<b>140</b>	<b>178</b>	<b>568</b>



## STARTS: SEP 1993

## COMPLETIONS: SEP 1993

UNDER CONSTRUCTION  
AT END OF SEP 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKLE CENTRE,T	6	2	0	0	8	0	32	0	0	32	14	4	0	0	18
ONAPING FALLS,T	1	0	0	0	1	2	0	0	0	2	3	0	0	0	3
RAYSIDE-BALFOUR,T	5	0	0	0	5	6	0	0	0	6	11	0	0	0	11
SUDBURY,T	8	6	0	0	14	14	2	0	6	22	32	10	0	168	210
VALLEY EAST,T	8	4	0	0	12	6	0	0	0	6	25	4	0	0	29
WALDEN,T	7	0	0	0	7	4	0	0	0	4	16	0	0	0	16
<b>TOTAL</b>	<b>35</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>47</b>	<b>32</b>	<b>34</b>	<b>0</b>	<b>6</b>	<b>72</b>	<b>101</b>	<b>18</b>	<b>0</b>	<b>168</b>	<b>287</b>
<b>THUNDER BAY CMA</b>															
CONMEE,TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING,TWP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
O'CONNOR,TWP	0	0	0	0	0	2	0	0	0	2	3	0	0	0	3
OLIVER,TWP	0	0	0	0	0	0	0	0	0	0	18	0	0	0	18
PAIPOONAGE,TWP	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
SHUNIAH,TWP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
THUNDER BAY,C	25	2	0	58	85	35	0	0	4	39	146	16	0	171	333
<b>TOTAL</b>	<b>25</b>	<b>2</b>	<b>0</b>	<b>58</b>	<b>85</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>41</b>	<b>189</b>	<b>16</b>	<b>0</b>	<b>171</b>	<b>376</b>
<b>WINDSOR CMA</b>															
ANDERDON,TWP	6	0	0	0	6	6	0	0	0	6	11	0	0	0	11
BELLE RIVER,T	9	0	0	0	9	6	0	0	0	6	9	0	0	0	9
COLCHESTER NORTH,TWP	5	0	0	0	5	7	0	0	0	7	7	0	0	0	7
ESSEX,T	3	0	0	0	3	6	0	0	0	6	6	0	0	0	6
LASALLE,T	18	0	0	0	18	21	0	0	0	21	75	0	0	35	110
MAIDSTONE,TWP	21	0	0	0	21	19	0	0	0	19	70	0	0	0	70
ROCHESTER,TWP	2	0	0	0	2	1	0	0	0	1	12	0	0	0	12
SANDWICH SOUTH,TWP	8	0	0	0	8	12	0	0	0	12	40	0	0	0	40
ST. CLAIR BEACH,VIL	4	0	3	0	7	2	0	0	0	2	5	0	3	0	8
TECUMSETH,T	4	4	0	0	8	12	2	0	0	14	29	12	0	0	41
WINDSOR,C	36	4	8	4	52	31	2	8	12	53	113	14	16	70	213
<b>TOTAL</b>	<b>116</b>	<b>8</b>	<b>11</b>	<b>4</b>	<b>139</b>	<b>123</b>	<b>4</b>	<b>8</b>	<b>12</b>	<b>147</b>	<b>377</b>	<b>26</b>	<b>19</b>	<b>105</b>	<b>527</b>

STARTS: SEP 1993

COMPLETIONS: SEP 1993

UNDER CONSTRUCTION  
AT END OF SEP 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	6	0	0	0	6	5	0	10	46	61	39	4	49	466	558
SCARBOROUGH,C	14	0	0	0	14	24	0	0	72	96	89	0	44	646	779
TORONTO,C	3	4	4	292	303	3	0	0	0	3	48	26	4	2,131	2,209
YORK EAST,B	5	2	0	0	7	2	0	0	0	2	14	2	0	164	180
YORK NORTH,C	43	0	0	0	43	33	0	0	409	442	175	0	10	548	733
YORK,C	0	0	0	0	0	0	0	16	0	16	12	8	18	119	157
<b>TOTAL</b>	<b>71</b>	<b>6</b>	<b>4</b>	<b>292</b>	<b>373</b>	<b>67</b>	<b>0</b>	<b>26</b>	<b>527</b>	<b>620</b>	<b>377</b>	<b>40</b>	<b>125</b>	<b>4,074</b>	<b>4,616</b>
<b>YORK REGION</b>															
AURORA,T	3	0	0	0	3	6	0	0	0	6	67	0	0	0	67
EAST GWILLIMBURY,T	0	0	0	0	0	2	0	8	0	10	30	0	0	0	30
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GEORGINA, TWP	9	0	0	0	9	19	0	0	0	19	37	0	0	0	37
KING,TWP	2	0	0	0	2	2	0	0	0	2	18	0	0	0	18
MARKHAM,T	34	0	0	0	34	84	0	0	0	84	254	0	12	14	280
NEWMARKET,T	11	0	25	0	36	5	0	109	0	114	128	0	75	0	203
RICHMOND HILL,T	119	0	0	0	119	84	0	84	12	180	652	0	62	54	768
VAUGHAN,C	37	0	0	0	37	74	0	0	232	306	379	0	62	474	915
WHITCHURCH-STOUFF,T	0	0	0	0	0	3	0	0	0	3	17	0	0	0	17
<b>TOTAL</b>	<b>215</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>240</b>	<b>279</b>	<b>0</b>	<b>201</b>	<b>244</b>	<b>724</b>	<b>1,582</b>	<b>0</b>	<b>211</b>	<b>542</b>	<b>2,335</b>
<b>PEEL REGION</b>															
BRAMPTON,C	25	74	85	0	184	51	10	4	0	65	242	114	218	138	712
CALEDON,T	23	0	13	0	36	23	0	28	0	51	61	0	34	0	95
MISSISSAUGA,C	141	0	65	0	206	252	14	117	0	383	693	30	326	259	1,308
<b>TOTAL</b>	<b>189</b>	<b>74</b>	<b>163</b>	<b>0</b>	<b>426</b>	<b>326</b>	<b>24</b>	<b>149</b>	<b>0</b>	<b>499</b>	<b>996</b>	<b>144</b>	<b>578</b>	<b>397</b>	<b>2,115</b>
<b>OTHER AREAS</b>															
AJAX,T	0	0	0	82	82	11	0	0	0	11	212	0	31	82	325
ALLST/BEEVN/TECM/TOTN,T	6	0	19	0	25	11	0	0	0	11	22	8	50	0	80
BRADFORD,W.GWILLIMBURY,T	3	2	0	0	5	11	0	0	0	11	39	2	0	46	87
HALTON HILLS,T	10	0	0	0	10	17	0	0	0	17	87	0	0	0	87
MILTON,T	2	0	0	0	2	2	0	0	0	2	21	0	0	0	21
OAKVILLE,T	53	16	0	0	69	91	20	25	0	136	297	58	109	141	605
ORANGEVILLE,T	12	0	0	0	12	7	0	0	0	7	28	0	0	0	28
PICKERING,T	16	0	0	0	16	27	6	0	0	33	118	20	0	0	138
UXBRIDGE,TWP	29	0	0	0	29	19	4	0	0	23	61	2	0	0	63
<b>TOTAL</b>	<b>131</b>	<b>18</b>	<b>19</b>	<b>82</b>	<b>250</b>	<b>196</b>	<b>30</b>	<b>25</b>	<b>0</b>	<b>251</b>	<b>885</b>	<b>90</b>	<b>190</b>	<b>269</b>	<b>1,434</b>
<b>TOTAL TORONTO CMA</b>	<b>606</b>	<b>98</b>	<b>211</b>	<b>374</b>	<b>1,289</b>	<b>868</b>	<b>54</b>	<b>401</b>	<b>771</b>	<b>2,094</b>	<b>3,840</b>	<b>274</b>	<b>1,104</b>	<b>5,282</b>	<b>10,500</b>



# **AVERAGE AND MEDIAN PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS** **BY CENSUS METROPOLITAN AREA**

	SINGLE			SEMI		
	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS
<b>CENSUS METRO AREA</b>						
HAMILTON	218	201	136	139	138	26
KITCHENER	176	165	139	133	135	17
LONDON	230	200	83	128	130	37
OSHAWA	183	175	118	152	155	6
OTTAWA	188	175	214	179	170	13
ST.CATHARINES	180	159	65	117	119	10
SUDBURY	162	133	32	151	145	8
THUNDER BAY	183	180	37	0	0	0
TORONTO	297	253	835	183	174	49
WINDSOR	186	165	119	109	109	2

## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of six (6) large Branch Offices and eight (8) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1991 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.

## ONTARIO OFFICES

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## **RENTAL MARKET REPORT**

These reports provide current vacancy and rent statistics on a semi-annual basis for local markets. The reports are based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. Vacancy data is provided from the April survey, while Rent and Vacancy data are available from the October survey.

## **RESALE MARKET FORECAST**

Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

## **RESIDENTIAL CONSTRUCTION FORECAST**

This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

## **HOUSING FORECAST**

This report includes forecasts of the local economy, interest rates and key new and existing housing indicators such as starts, supply of land, labour and materials, sales, prices, and resale listings. It is produced semi-annually in the spring and fall in smaller markets to replace the Real Estate and Builders' forecasts.

## **RETIREMENT HOME SURVEY**

A report produced by some offices to indicate the state of the retirement home market. Vacancy rates, per diem rates, and new construction for retirement homes are summarized annually.

Canada

CAI  
MH40  
H57



ONTARIO HOUSING  
MARKET REPORT

OCTOBER 1993







# Ontario

## Housing Market Report

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Canada Mortgage and Housing Corporation  
Ontario Regional Office  
2255 Sheppard Avenue, East Suite E222  
Willowdale, Ontario M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back of the report for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

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## ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

### New Home Construction

Ontario's October urban housing starts jumped by almost a third from last month's level and this followed a ten per cent increase in September. On a Seasonally Adjusted Annual Rate (SAAR\*) basis, total starts are at 48,400 units.

Single family home starts at 23,200 SAAR have posted a moderate 19 per cent increase over the previous month's level. The robust net housing starts increase for the month was mainly due to a 40 percent jump in multiple starts. Over a third of this year's condominium apartments and nearly a quarter of this year's provincially assisted rental apartments were started in October.

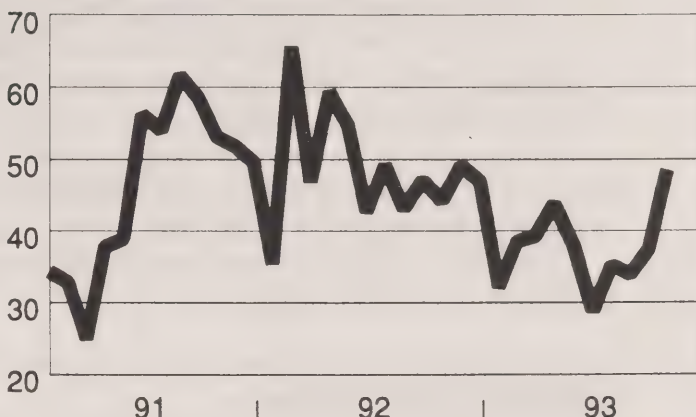
However, the multiple starts performance year-to-date was poor due to lower levels earlier this year. October's year-to-date actual multiple starts, at 13,798, were almost 40 per cent lower than the level recorded for the same period last year. Of these; assisted rental and co-op starts plummeted by close to two thirds; private rental and co-op starts were up almost nine per cent and condominium starts remained virtually unchanged. Eight out of ten Ontario's largest urban centres had fewer year-to-date multiple units started than last year.

### September's key home starts numbers

- 3,967 new urban Ontario dwelling units were started in October 1993. This was close to eight per cent higher than the 3,678 units started in October 1992. Single detached starts (2,091 units) remained virtually unchanged and multiple unit starts (1,876 units) edged up 19 per cent from October last year.

### Ontario's October starts rebounded

Thousands of units, SAAR



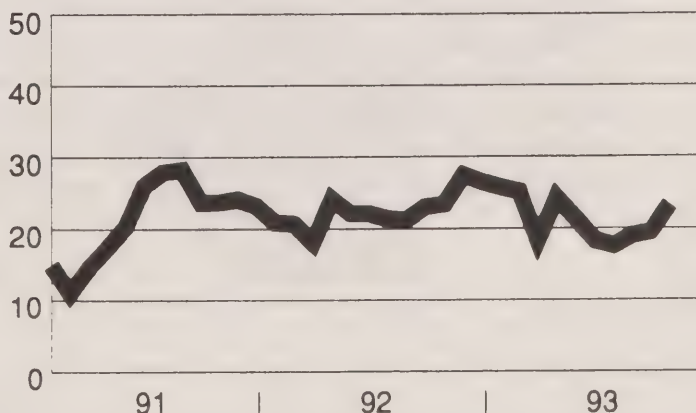
### Multiple starts jumped up

Thousands of units, SAAR



### Single home starts edged up

Thousands of units, SAAR



\* The SAAR is a monthly figure that is adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels.



- Urban Canada reported 11,879 units started in October of 1993, an increase of one per cent from the 11,741 units started in the same month last year. Single starts (5,964 units) fell six per cent and multiple starts (5,915 units) rose by almost ten per cent from the same month last year.
- On a seasonally adjusted basis, Ontario's October annual rate of urban starts increased to 48,400, up from September's level of 37,400. Last year's October annual urban starts rate was lower at 44,200. Last year's total of 48,693 urban Ontario starts was slightly higher than this October's rate.
- Canada's seasonally adjusted annual rate of urban starts was 137,900 in October 1993, seven per cent more than September's 128,900. Last year Canada's October rate was lower at 134,500. Total urban Canada starts in 1992 at 140,126 were marginally higher than this October's rate.

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## Existing Home Markets

---

Ontario's seasonally adjusted October sales through the Multiple Listing Services (MLS\*) have dipped slightly from the previous month's level. Sales have significantly recovered from their March 1993 low, but edged down for four consecutive months since June. October's seasonally adjusted annualized sales rate was running 30 per cent lower than last year's actual total of 131,298. Despite a slow employment recovery, sales fared relatively well due to improved affordability caused by lowest mortgage rates in decades and lower home prices.

On a seasonally adjusted basis, October's supply of new listings declined more than sales. Seasonally adjusted average Ontario MLS price was marginally higher than the price recorded in the previous month, but basically the average Ontario MLS price has been fluctuating around a fairly stable level for most of 1993.

---

## Ontario's Economy

---

Employment, one of the main factors which determines housing demand, has lost its upward momentum. Employment levels continued to fluctuate about a plateau representing a recovery of about a third of the jobs lost during the economic downturn. After a modest recovery of 19,000 seasonally adjusted jobs in September, there was a moderate loss of 15,000 seasonally adjusted jobs in October. October's employment level was at 4,794,000 seasonally adjusted. Until three months ago, full time-jobs were replacing part-time work--a negative development for housing demand. Full time jobs continued to reappear in October, but the amount of full-time jobs was still near recessionary lows.

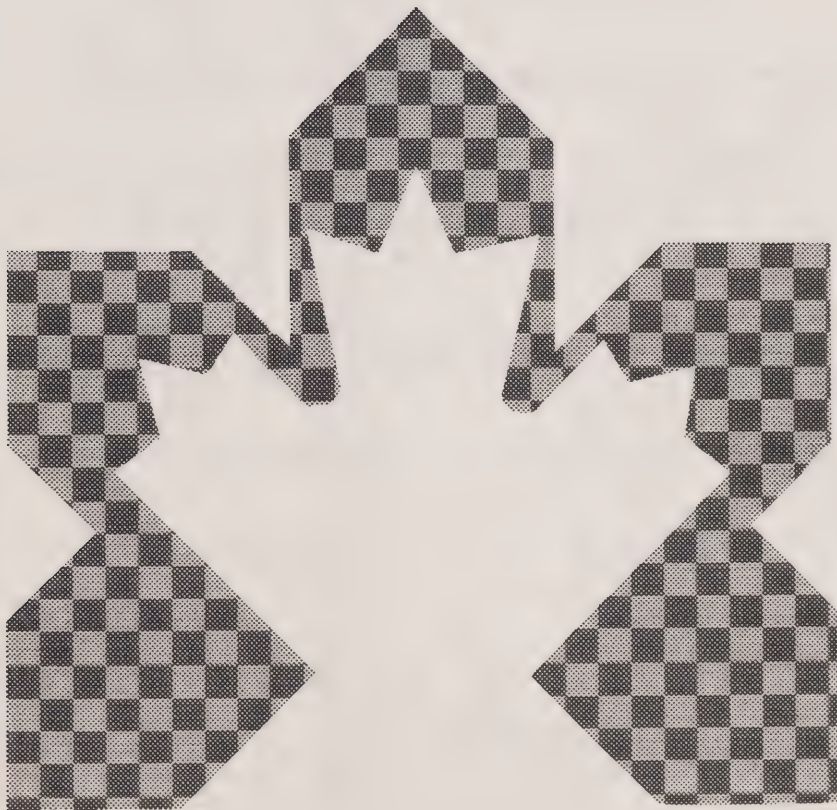
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\* Multiple Listing Service (MLS) is a registered certification mark of The Canadian Real Estate Association.



Ontario's consumer and business indicators remain weak. October's seasonally adjusted help-wanted index inched up, but it still was near the lowest level in over a decade. Canada's manufacturing industry survey reported a third quarter decline in the proportion of Ontario's manufacturing industries expecting production to be higher. The Conference Board's Ontario Index of Consumer Attitudes has edged up over the second quarter, but is still near historic lows.

On a more optimistic note, nearly a quarter of the Ontario respondents to the manufacturing industry survey indicated that new order levels are rising. This is a fairly high proportion compared to historical responses. The implication is that the manufacturing sector should show some recovery. Short term interest and mortgage rates continued their decline to the lowest levels in decades and should translate into increased economic activity boosting housing demand.



# COMPARISON OF 1992 AND 1993 URBAN STARTS

	SINGLE DETACHED			ALL OTHER TYPES			TOTAL		
	1992	1993	%Change	1992	1993	%Change	1992	1993	%Change
<b>JANUARY-OCTOBER</b>									
<b>CENSUS MET. AREAS</b>									
HAMILTON	984	1,158	18	1,259	1,204	-4	2,243	2,362	5
KITCHENER	830	889	7	1,063	460	-57	1,893	1,349	-29
LONDON	697	655	-6	543	1,433	164	1,240	2,088	68
OSHAWA	768	830	8	1,233	212	-83	2,001	1,042	-48
OTTAWA(ONT)	1,993	1,585	-20	2,766	2,005	-28	4,759	3,590	-25
ST.CATHARINES	514	499	-3	929	409	-56	1,443	908	-37
SUDBURY	450	366	-19	621	265	-57	1,071	631	-41
THUNDER BAY	297	282	-5	196	257	31	493	539	9
TORONTO	7,454	6,752	-9	10,272	5,700	-45	17,726	12,452	-30
WINDSOR	900	878	-2	242	139	-43	1,142	1,017	-11
<b>CMA TOTAL</b>	<b>14,887</b>	<b>13,894</b>	<b>-7</b>	<b>19,124</b>	<b>12,084</b>	<b>-37</b>	<b>34,011</b>	<b>25,978</b>	<b>-24</b>
<b>OTHER URBAN</b>	<b>3,807</b>	<b>3,732</b>	<b>-2</b>	<b>3,746</b>	<b>1,714</b>	<b>-54</b>	<b>7,553</b>	<b>5,446</b>	<b>-28</b>
<b>URBAN ONTARIO *</b>	<b>18,694</b>	<b>17,626</b>	<b>-6</b>	<b>22,870</b>	<b>13,798</b>	<b>-40</b>	<b>41,564</b>	<b>31,424</b>	<b>-24</b>
<b>URBAN CANADA *</b>	<b>59,473</b>	<b>54,599</b>	<b>-8</b>	<b>58,382</b>	<b>53,323</b>	<b>-9</b>	<b>117,855</b>	<b>107,922</b>	<b>-8</b>

\* Urban centres with a population of 10,000 persons or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE AND TENURE (INTENDED MARKET) MONTH & YEAR TO DATE - ONTARIO

STARTS: OCT 1993

COMPLETIONS: OCT 1993

UNDER CONSTRUCTION  
AT END OF OCT 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	2,091	236	358	4	2,689	2,154	238	235	0	2,627	7,966	816	1,128	20	9,930
RENTAL	0	6	57	688	751	3	4	77	556	640	5	18	936	6,621	7,580
CONDOMINIUM	0	0	103	365	468	5	4	120	12	141	8	16	1,157	1,989	3,170
COOPERATIVE	0	0	59	0	59	0	0	35	154	189	0	4	456	579	1,039
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>2,091</b>	<b>242</b>	<b>577</b>	<b>1,057</b>	<b>3,967</b>	<b>2,162</b>	<b>246</b>	<b>467</b>	<b>722</b>	<b>3,597</b>	<b>7,979</b>	<b>854</b>	<b>3,677</b>	<b>9,209</b>	<b>21,719</b>

STARTS: YTD OCT 1993

COMPLETIONS: YTD OCT 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	17,605	1,742	2,460	20	21,827	18,513	1,873	2,423	0	22,809
RENTAL	9	36	1,275	4,672	5,992	19	44	1,519	8,044	9,626
CONDOMINIUM	11	8	1,664	1,017	2,700	26	12	1,117	1,167	2,322
COOPERATIVE	0	34	398	472	904	0	30	469	2,282	2,781
UNKNOWN	1	0	0	0	1	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>17,626</b>	<b>1,820</b>	<b>5,797</b>	<b>6,181</b>	<b>31,424</b>	<b>18,558</b>	<b>1,959</b>	<b>5,528</b>	<b>11,493</b>	<b>37,538</b>

Note: Rental includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units



# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY CMA, CA AND REGIONAL MUNICIPALITY

STARTS: YTD OCT 1993      COMPLETIONS: YTD OCT 1993      UNDER CONSTRUCTION  
AT END OF OCT 1993

CENSUS METRO AREA	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HAMILTON	1,158	144	737	323	2,362	1,128	94	473	353	2,048	432	60	699	473	1,664
KITCHENER	889	108	344	8	1,349	944	162	338	379	1,823	244	20	233	181	678
LONDON	655	162	383	888	2,088	667	168	214	252	1,301	200	28	395	992	1,615
OSHAWA	830	32	168	12	1,042	846	44	211	321	1,422	372	20	138	0	530
OTTAWA	1,585	72	1,474	459	3,590	1,850	69	1,500	640	4,059	346	37	278	635	1,296
ST.CATHARINES	499	96	203	110	908	508	114	248	209	1,079	224	30	149	156	559
SUDBURY	366	96	24	145	631	396	110	85	280	871	109	10	16	173	308
THUNDER BAY	282	20	0	237	539	268	20	0	38	326	180	12	0	191	383
TORONTO	6,752	616	1,782	3,302	12,452	7,530	742	1,579	7,318	17,169	3,646	364	1,198	5,354	10,562
WINDSOR	878	52	27	60	1,017	867	46	55	80	1,048	366	24	8	45	443
CENSUS AGGLOMERATES															
BARRIE	681	2	0	0	683	650	4	44	88	786	272	0	0	80	352
BELLEVILLE	166	6	0	50	222	171	2	88	11	272	77	4	0	50	131
BRANTFORD	254	44	62	0	360	226	50	40	0	316	117	22	25	178	342
CORNWALL	59	20	4	0	83	56	18	5	0	79	49	14	4	0	67
GUELPH	216	6	182	3	407	227	4	95	218	544	53	2	185	3	243
KINGSTON	272	150	33	42	497	266	118	132	162	678	140	76	6	171	393
NORTH BAY	60	44	0	8	112	70	34	88	212	404	38	44	0	5	87
PETERBOROUGH	233	14	11	39	297	217	10	47	30	304	110	4	11	39	164
SARNIA	159	0	40	20	219	153	6	0	163	322	63	0	40	20	123
SAULT STE. MARIE	95	8	120	16	239	92	4	0	227	323	38	4	110	10	162
OTHER ONT AREAS*	1,537	128	203	459	2,327	1,426	140	286	512	2,364	1,648	133	306	538	2,625
URBAN ONTARIO*	17,626	1,820	5,797	6,181	31,424	18,558	1,959	5,528	11,493	37,538	7,979	854	3,677	9,209	21,719
URBAN CANADA*	54,599	8,245	14,309	30,769	107,922	55,187	8,385	14,206	33,184	110,962	23,653	3,478	8,321	30,784	66,236

\*Urban centres with a population of 10,000 persons or more



## STARTS: OCT 1993

## COMPLETIONS: OCT 1993

UNDER CONSTRUCTION  
AT END OF OCT 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER,T	10	0	16	0	26	5	0	0	0	5	43	0	50	0	93
BURLINGTON,C	13	2	12	126	153	22	0	0	0	22	70	16	169	208	463
DUNDAS,T	16	2	25	0	43	5	0	0	0	5	26	2	66	111	205
FLAMBOROUGH,TWP	27	2	0	0	29	33	48	16	0	97	86	38	32	0	156
GLANBROOKE,TWP	18	0	0	0	18	8	0	0	0	8	42	0	0	0	42
GRIMSBY,T	7	0	0	0	7	4	0	0	0	4	27	4	0	0	31
HAMILTON,C	29	0	0	0	29	18	0	0	0	18	91	0	308	61	460
STONE CREEK,C	15	0	0	0	15	16	0	18	0	34	47	0	74	93	214
<b>TOTAL</b>	<b>135</b>	<b>6</b>	<b>53</b>	<b>126</b>	<b>320</b>	<b>111</b>	<b>48</b>	<b>34</b>	<b>0</b>	<b>193</b>	<b>432</b>	<b>60</b>	<b>699</b>	<b>473</b>	<b>1,664</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE,C	1	0	0	0	1	9	8	0	0	17	35	2	145	40	222
DUMFRIES NORTH,TWP	3	0	0	0	3	5	0	0	0	5	11	0	8	0	19
KITCHENER,C	59	2	0	0	61	42	2	0	0	44	100	10	50	70	230
WATERLOO,C	29	0	0	0	29	28	0	0	0	28	84	6	30	71	191
WOOLWICH,TWP	6	0	0	0	6	5	0	0	0	5	14	2	0	0	16
<b>TOTAL</b>	<b>98</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>89</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>99</b>	<b>244</b>	<b>20</b>	<b>233</b>	<b>181</b>	<b>678</b>
<b>LONDON CMA</b>															
BELMONT,VIL	0	0	0	0	0	5	0	0	0	5	1	0	0	0	1
DELAWARE,TWP	2	0	0	0	2	4	0	0	0	4	1	0	0	0	1
DORCHESTER NORTH,TWP	3	0	0	0	3	5	0	0	0	5	7	0	0	0	7
LOBO,TWP	1	0	0	0	1	2	0	0	0	2	8	0	0	0	8
LONDON,C	45	6	0	146	197	58	12	27	3	100	137	24	395	986	1,542
LONDON,TWP	5	0	0	0	5	1	0	0	0	1	11	0	0	0	11
NISSOURI WEST,TWP	2	0	0	0	2	1	0	0	0	1	4	0	0	0	4
PORT STANLEY,VIL	1	0	0	0	1	2	0	0	0	2	2	0	0	0	2
SOUTHWOLD,TWP	3	0	0	0	3	3	0	0	0	3	5	0	0	0	5
ST THOMAS,C	5	0	0	0	5	9	4	0	0	13	12	4	0	6	22
YARMOUTH,TWP	7	0	0	0	7	5	0	0	0	5	12	0	0	0	12
<b>TOTAL</b>	<b>74</b>	<b>6</b>	<b>0</b>	<b>146</b>	<b>226</b>	<b>95</b>	<b>16</b>	<b>27</b>	<b>3</b>	<b>141</b>	<b>200</b>	<b>28</b>	<b>395</b>	<b>992</b>	<b>1,615</b>

# STARTS: OCT 1993

## COMPLETIONS: OCT 1993

### UNDER CONSTRUCTION AT END OF OCT 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE,T	67	0	14	0	81	32	0	0	0	32	174	0	30	0	204
OSHAUA,C	22	0	0	0	22	16	4	0	0	20	73	16	0	0	89
WHITBY,T	39	0	23	0	62	52	0	41	0	93	125	4	108	0	237
<b>TOTAL</b>	<b>128</b>	<b>0</b>	<b>37</b>	<b>0</b>	<b>165</b>	<b>100</b>	<b>4</b>	<b>41</b>	<b>0</b>	<b>145</b>	<b>372</b>	<b>20</b>	<b>138</b>	<b>0</b>	<b>530</b>
<b>OTTAWA CMA</b>															
CLARENCE,TWP	10	0	0	0	10	16	0	0	0	16	21	0	0	0	21
CUMBERLAND,TWP	20	0	24	0	44	23	0	0	0	23	20	0	24	0	44
GLOUCESTER,C	33	4	26	32	95	22	0	20	0	42	73	4	31	32	140
GOULBOURN,TWP	13	0	5	0	18	16	0	0	0	16	22	10	5	0	37
KANATA,C	8	0	40	0	48	12	0	26	0	38	55	2	60	0	117
NEPEAN,C	28	0	84	0	112	34	10	73	0	117	39	0	122	79	240
OSGOODE,TWP	17	0	0	0	17	15	0	0	0	15	35	0	0	0	35
OTTAWA,C	15	2	6	25	48	19	4	13	0	36	33	21	36	524	614
RIDEAU,TWP	12	0	0	0	12	9	0	0	0	9	15	0	0	0	15
ROCKCLIFFE PARK,VIL	1	0	0	0	1	7	0	0	0	7	1	0	0	0	1
ROCKLAND,T	6	0	0	0	6	7	2	8	0	17	7	0	0	0	7
VANIER,C	1	0	0	0	1	1	2	0	0	3	0	0	0	0	0
WEST CARLETON,TWP	6	0	0	0	6	7	0	0	0	7	25	0	0	0	25
<b>TOTAL</b>	<b>170</b>	<b>6</b>	<b>185</b>	<b>57</b>	<b>418</b>	<b>181</b>	<b>18</b>	<b>140</b>	<b>0</b>	<b>339</b>	<b>346</b>	<b>37</b>	<b>278</b>	<b>635</b>	<b>1,296</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE,T	14	0	0	0	14	10	2	0	0	12	42	2	0	0	44
LINCOLN,T	10	0	7	0	17	4	2	8	0	14	35	4	27	0	66
NIAGARA-FALLS,C	19	2	0	0	21	17	12	0	0	29	44	10	0	75	129
NIAGARA-ON-THE-LAKE,T	5	0	0	0	5	4	0	30	0	34	17	0	8	0	25
PELHAM,T	1	0	0	0	1	7	0	0	0	7	14	0	4	0	18
PORT COLBOURNE,C	2	0	0	0	2	0	0	0	0	0	7	0	0	0	7
ST.CATHARINES,C	7	0	75	0	82	5	2	9	0	16	20	2	90	81	193
THOROLD,C	4	0	0	0	4	4	0	0	0	4	10	0	14	0	26
WAINFLEET,TWP	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
WELLAND,C	10	4	0	0	14	5	0	26	22	53	30	10	6	0	46
<b>TOTAL</b>	<b>72</b>	<b>6</b>	<b>82</b>	<b>0</b>	<b>160</b>	<b>56</b>	<b>18</b>	<b>73</b>	<b>22</b>	<b>169</b>	<b>224</b>	<b>30</b>	<b>149</b>	<b>156</b>	<b>559</b>

STARTS: OCT 1993

COMPLETIONS: OCT 1993

UNDER CONSTRUCTION  
AT END OF OCT 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKLE CENTRE,T	12	0	0	0	12	6	4	0	0	10	20	0	0	0	20
ONAPING FALLS,T	1	0	0	0	1	1	0	0	0	1	3	0	0	0	3
RAYSIDE-BALFOUR,T	1	0	0	0	1	0	0	0	0	0	12	0	0	0	12
SUDBURY,T	13	0	0	5	18	23	4	0	0	27	22	6	0	173	201
VALLEY EAST,T	30	0	16	0	46	27	2	0	0	29	28	2	16	0	46
WALDEN,T	12	2	0	0	14	5	0	0	0	5	23	2	0	0	25
<b>TOTAL</b>	<b>69</b>	<b>2</b>	<b>16</b>	<b>5</b>	<b>92</b>	<b>62</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>72</b>	<b>108</b>	<b>10</b>	<b>16</b>	<b>173</b>	<b>307</b>
<b>THUNDER BAY CMA</b>															
CONMEE,TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING,TWP	3	0	0	0	3	0	0	0	0	0	11	0	0	0	11
O'CONNOR,TWP	2	0	0	0	2	0	0	0	0	0	5	0	0	0	5
OLIVER,TWP	6	0	0	0	6	8	0	0	0	8	16	0	0	0	16
PAIPOONAGE,TWP	8	0	0	0	8	6	0	0	0	6	8	0	0	0	8
SHUNIAH,TWP	4	0	0	0	4	1	0	0	0	1	11	0	0	0	11
THUNDER BAY,C	17	2	0	62	81	34	6	0	6	46	129	12	0	191	332
<b>TOTAL</b>	<b>40</b>	<b>2</b>	<b>0</b>	<b>62</b>	<b>104</b>	<b>49</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>61</b>	<b>180</b>	<b>12</b>	<b>0</b>	<b>191</b>	<b>383</b>
<b>WINDSOR CMA</b>															
ANDERDON,TWP	2	0	0	0	2	0	0	0	0	0	13	0	0	0	13
BELLE RIVER,T	0	0	0	0	0	6	0	0	0	6	3	0	0	0	3
COLCHESTER NORTH,TWP	2	0	0	0	2	0	0	0	0	0	9	0	0	0	9
ESSEX,T	7	0	0	0	7	4	0	0	0	4	9	0	0	0	9
LASALLE,T	25	0	0	0	25	19	0	0	0	19	81	0	0	35	116
MAIDSTONE,TWP	10	0	0	0	10	13	0	0	0	13	67	0	0	0	67
ROCHESTER,TWP	2	0	0	0	2	2	0	0	0	2	12	0	0	0	12
SANDWICH SOUTH,TWP	13	0	0	0	13	13	0	0	0	13	40	0	0	0	40
ST CLAIR BEACH,VIL	0	0	0	0	0	1	0	3	0	4	4	0	0	0	4
TECUMSETH,T	8	6	0	0	14	11	6	0	0	17	26	12	0	0	38
WINDSOR,C	31	4	0	0	35	42	6	8	60	116	102	12	8	10	132
<b>TOTAL</b>	<b>100</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>110</b>	<b>111</b>	<b>12</b>	<b>11</b>	<b>60</b>	<b>194</b>	<b>366</b>	<b>24</b>	<b>8</b>	<b>45</b>	<b>443</b>



## STARTS: OCT 1993

## COMPLETIONS: OCT 1993

UNDER CONSTRUCTION  
AT END OF OCT 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	3	0	0	0	3	4	2	0	336	342	38	2	49	130	219
SCARBOROUGH,C	32	0	10	0	42	21	0	0	0	21	100	0	54	646	800
TORONTO,C	2	6	0	179	187	5	0	0	205	210	46	30	4	2,105	2,185
YORK EAST,B	3	0	0	0	3	3	0	0	0	3	15	2	0	164	181
YORK NORTH,C	45	0	0	56	101	21	0	0	0	21	200	0	10	604	814
YORK,C	1	2	0	0	3	3	2	0	0	5	10	8	18	119	155
<b>TOTAL</b>	<b>86</b>	<b>8</b>	<b>10</b>	<b>235</b>	<b>339</b>	<b>57</b>	<b>4</b>	<b>0</b>	<b>541</b>	<b>602</b>	<b>409</b>	<b>42</b>	<b>135</b>	<b>3,768</b>	<b>4,354</b>
<b>YORK REGION</b>															
AURORA,T	9	0	0	0	9	31	0	0	0	31	45	0	0	0	45
EAST GWILLIMBURY,T	0	0	9	0	9	14	0	0	0	14	16	0	9	0	25
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GEORGINA,TWP	4	0	0	0	4	7	0	0	0	7	34	0	0	0	34
KING,TWP	3	0	0	0	3	3	0	0	0	3	21	0	0	0	21
MARKHAM,T	30	0	0	0	30	64	0	0	0	64	220	0	12	14	246
NEWMARKET,T	30	0	0	0	30	71	0	0	0	71	90	0	75	0	165
RICHMOND HILL,T	48	0	0	110	158	76	0	0	0	76	625	0	62	164	851
VAUGHAN,C	47	0	22	125	194	80	0	36	0	116	346	0	48	599	993
WHITCHURCH-STOUFF,T	6	0	0	0	6	2	0	0	0	2	21	0	0	0	21
<b>TOTAL</b>	<b>177</b>	<b>0</b>	<b>31</b>	<b>235</b>	<b>443</b>	<b>348</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>384</b>	<b>1,418</b>	<b>0</b>	<b>206</b>	<b>777</b>	<b>2,401</b>
<b>PEEL REGION</b>															
BRAMPTON,C	13	64	17	0	94	39	32	3	0	74	216	146	232	138	732
CALEDON,T	14	0	0	0	14	24	0	0	0	24	51	0	34	0	85
MISSISSAUGA,C	166	0	8	143	317	163	6	12	0	181	696	24	322	402	1,444
<b>TOTAL</b>	<b>193</b>	<b>64</b>	<b>25</b>	<b>143</b>	<b>425</b>	<b>226</b>	<b>38</b>	<b>15</b>	<b>0</b>	<b>279</b>	<b>963</b>	<b>170</b>	<b>588</b>	<b>540</b>	<b>2,261</b>
<b>OTHER AREAS</b>															
AJAX,T	3	0	29	0	32	13	0	0	0	13	202	0	60	82	344
ALLST/BEETN/TECM/TOTN,T	1	0	8	0	9	6	2	10	0	18	17	6	48	0	71
BRADFORD,W/GWILLIMBURY,T	27	2	0	0	29	16	0	0	0	16	50	4	0	46	100
HALTON HILLS,T	13	0	0	0	13	36	0	0	0	36	64	0	0	0	64
MILTON,T	3	0	0	0	3	7	0	0	0	7	17	0	0	0	17
OAKVILLE,T	55	2	52	0	109	65	0	0	0	65	287	60	161	141	649
ORANGEVILLE,T	10	0	0	0	10	12	0	0	0	12	26	0	0	0	26
PICKERING,T	52	64	0	0	116	29	4	0	0	33	141	80	0	0	221
UXBRIDGE,TWP	6	0	0	0	6	15	0	0	0	15	52	2	0	0	54
<b>TOTAL</b>	<b>170</b>	<b>68</b>	<b>89</b>	<b>0</b>	<b>327</b>	<b>199</b>	<b>6</b>	<b>10</b>	<b>0</b>	<b>215</b>	<b>856</b>	<b>152</b>	<b>269</b>	<b>269</b>	<b>1,546</b>
<b>TOTAL TORONTO CMA</b>	<b>626</b>	<b>140</b>	<b>155</b>	<b>613</b>	<b>1,534</b>	<b>830</b>	<b>48</b>	<b>61</b>	<b>541</b>	<b>1,480</b>	<b>3,646</b>	<b>364</b>	<b>1,198</b>	<b>5,354</b>	<b>10,562</b>



# AVERAGE AND MEDIAN PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS BY CENSUS METROPOLITAN AREA

	SINGLE			SEMI		
	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS
<b>CENSUS METRO AREA</b>						
HAMILTON	204	186	125	139	138	49
KITCHENER	181	170	87	135	135	3
LONDON	223	210	83	122	117	15
OSHAWA	179	175	109	137	137	2
OTTAWA	192	178	170	170	180	13
ST.CATHARINES	186	159	55	108	105	6
SUDBURY	158	145	64	132	115	8
THUNDER BAY	173	180	50	108	100	6
TORONTO	316	260	816	182	174	42
WINDSOR	188	169	111	119	113	14

## Supplement 1: Ontario Housing Outlook

The slow pace of job creation in Ontario this year took its toll on consumer confidence, which in turn put a damper on the province's housing markets. The worst news was in the multiples market where starts plunged by 43.7 per cent during the first three quarters bringing the estimated total for 1993 to 18,800. By contrast, singles starts dropped only a modest 5.9 per cent during the same period, making the forecast total for the year 26,500.

Most of the decline in multiples was due to a drop in government-assisted rental and co-op construction. The decrease in privately built condominium and other multiple-unit starts was not as steep, and private rental construction rose slightly, the only segment of the market to post any gain.

Existing home sales suffered a downturn in the early part of the year, but recovered somewhat due to an influx of first-time buyers. They were drawn into the market by low prices and low interest rates, which produced the most affordable mortgage carrying costs in seven years. Government homeownership incentives programs also helped boost existing home sales from the lows experienced at the outset of the year. Despite this rebound, the resale market should finish 8.7 per cent lower this year than last. The average MLS price will be down 2.5 per cent.

Next year's forecast is more favourable because of an improved economy and high immigration levels. Economic recovery in the United States, along with a low Canadian dollar, is expected to hike Ontario's manufactured goods exports and promote full-time jobs. This will bring welcome relief to an economy which has seen much full-time employment replaced by part-time jobs and consumer confidence fall as a result. However, employment growth will occur at a slower rate than was the case at the end of previous recession.

The growth of the population due to high immigration and migration from other provinces should boost housing demand in 1994 and stimulate the market. The province is experiencing the biggest immigration wave in decades, and anticipates stronger level of migration from other parts of Canada in the near future. As a result of these factors, move-up buyers should increase in 1994 and push singles starts up by 18.9 per cent to 31,500. Multiples will rise to 22,500 starts, as the inventory of newly completed and occupied homes becomes depleted. The growth in this market will be in condominiums, modestly priced semi-detached units and row houses. Ontario's average MLS price should climb modestly in 1994 as favorable borrowing rates pump up demand amidst a diminishing supply of new listings. Existing home sales next year should jump 11.7 per cent, fuelled by growing consumer confidence.

### ONTARIO HOUSING FORECASTS

	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
<b>Housing Starts (units)</b>			
Total	55,772	45,300	54,000
Singles	27,868	26,500	31,500
Multiples	27,904	18,800	22,500
MLS Sales (units)	131,381	120,000	134,000
Average MLS Price (\$)	162,826	158,800	161,500

## Housing Starts (Units & Annual % Change)

TOTAL STARTS	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
HAMILTON	2,632	2,725	2,950
%		4	8
KITCHENER	2,240	1,860	1,990
%		-17	7
LONDON	1,553	2,550	2,600
%		64	2
OSHAWA	2,188	1,175	1,450
%		-46	23
OTTAWA	5,830	4,325	4,850
%		-26	12
ST CATH NIA	1,669	1,110	1,170
%		-33	5
SUDBURY	1,289	812	953
%		-37	17
THUNDER BAY	563	541	737
%		-4	36
TORONTO	20,770	15,600	18,400
%		-25	18
WINDSOR	1,376	1,352	1,527
%		-2	13
ONTARIO ALL AREA	55,772	45,300	54,000
%		-19	19

Source CMHC

(F) Forecast

## Housing Starts (Units & Annual % Change)

SINGLE STARTS	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
HAMILTON	1,213	1,325	1,550
%		9	17
KITCHENER	1,042	1,160	1,360
%		11	17
LONDON	822	775	1,050
%		-6	35
OSHAWA	910	850	950
%		-7	12
OTTAWA	2,463	1,965	2,300
%		-20	17
ST CATH NIA	646	650	700
%		1	8
SUDBURY	563	423	490
%		-25	16
THUNDER BAY	353	310	325
%		-12	5
TORONTO	9,027	8,600	10,000
%		-5	16
WINDSOR	1,068	1,080	1,200
%		1	11
ONTARIO ALL AREA	27,868	26,500	31,500
%		-5	19

MULTIPLE STARTS	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
HAMILTON	1,419	1,400	1,400
%		-1	0
KITCHENER	1,198	700	630
%		-42	-10
LONDON	731	1,775	1,550
%		143	-13
OSHAWA	1,278	325	500
%		-75	54
OTTAWA	3,367	2,360	2,550
%		-30	8
ST CATH NIA	1,023	460	470
%		-55	2
SUDBURY	726	389	463
%		-46	19
THUNDER BAY	210	231	412
%		10	78
TORONTO	11,743	7,000	8,400
%		-40	20
WINDSOR	308	272	327
%		-12	20
ONTARIO ALL AREA	27,904	18,800	22,500
%		-33	20

Source CMHC  
(F) Forecast



## Existing Home Market (Units & Annual % Change)

MLS SALES	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
HAMILTON	8,608	7,800	8,700
%		-9	12
KITCHENER	3,949	3,850	4,000
%		-3	4
LONDON	6,285	5,800	6,400
%		-8	10
OSHAWA	5,507	4,300	4,600
%		-22	7
OTTAWA	9,089	8,250	8,600
%		-9	4
ST CATH NIA	2,431	2,325	2,400
%		-4	3
SUDBURY	2,151	1,945	2,068
%		-10	6
THUNDER BAY	1,594	1,530	1,568
%		-4	2
TORONTO	41,703	39,000	43,000
%		-7	10
WINDSOR	4,874	4,700	5,000
%		-4	6
ONTARIO ALL AREA	131,381	120,000	134,000
%		-9	12

MLS PRICE	1992	1993 <sup>(F)</sup>	1994 <sup>(F)</sup>
HAMILTON	151,037	145,000	151,000
%		-4	4
KITCHENER	145,015	138,000	144,000
%		-5	4
LONDON	135,962	134,500	138,500
%		-1	3
OSHAWA	145,011	139,000	141,000
%		-4	1
OTTAWA	143,868	145,300	146,800
%		1	1
ST CATH NIA	128,990	125,500	127,450
%		-3	2
SUDBURY	116,157	116,400	120,300
%		.2	3
THUNDER BAY	108,648	115,384	119,423
%		6	4
TORONTO	214,971	208,000	210,000
%		-3	1
WINDSOR	106,230	109,000	113,000
%		3	4
ONTARIO ALL AREA	162,827	158,840	162,219
%		-2	2

Sources Unless otherwise specified the source of historical data is

The Canadian Real Estate Association, Forecasts (F) are by CMHC.

1. Source is the London and St Thomas Real Estate Boards.
2. Source is the Windsor - Essex County Real Estate Boards.
3. Source is the Sudbury Real Estate Boards.

## CMHC ONTARIO BRANCH AND LOCAL OFFICE TERRITORIES



CMHC Ontario consists of six (6) large Branch Offices and eight (8) constituent Local Offices. Our detailed semi-annual Local Housing Markets supplement is organized by the six (6) CMHC Branch Office territories. We have expanded our statistical coverage slightly by updating urban centres to 1991 Census boundaries.

Readers wishing to obtain more detailed information on local housing market conditions should contact the housing Analyst in the nearest CMHC Branch Office. A list of these offices is contained in this report.

## ONTARIO OFFICES

### ONTARIO REGIONAL OFFICE

Atria North  
2255 Sheppard Avenue East  
Suite E222  
Willowdale, Ontario  
M2J 4Y1

**Tel.: (416) 495-2000**  
**Fax: (416) 495-2004**

### BRANCH AND LOCAL OFFICES

#### BARRIE

190 Cundles Road East  
Suite 101  
Barrie, Ontario  
L4M 4S5

**Tel.: (705) 728-4811**  
**Fax: (705) 728-9017**

#### HAMILTON

350 King Street East  
Suite 202  
Hamilton, Ontario  
L8N 3R3

**Tel.: (905) 572-2451**  
**Fax: (905) 572-2413**

#### KINGSTON

471 Counter St.  
3rd Floor, Suite 300  
Kingston, Ontario  
K7L 3L5

**Tel.: (613) 547-0066**  
**Fax: (613) 530-4187**

#### KITCHENER

Commerce House  
50 Queen Street North  
Suite 480  
Kitchener, Ontario  
N2H 6K8

**Tel.: (519) 571-6666**  
**Fax: (519) 743-5974**

#### LONDON

285 King Street  
4th Floor  
London, Ontario  
N6B 3M6

**Tel.: (519) 438-1731**  
**Fax: (519) 438-5266**

#### NORTH BAY

593 Main Street East  
North Bay, Ontario  
P1B 1B7

**Tel.: (705) 472-7750**  
**Fax: (705) 476-8127**

#### OSHAWA

2 Simcoe Street South  
Suite 200  
Oshawa, Ontario  
L1H 7N1

**Tel.: (905) 571-3200**  
**Fax: (905) 571-1523**

#### OTTAWA

Carling Executive Park  
1565 Carling Avenue  
Suite 300  
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**Tel.: (613) 748-5125**  
**Fax: (613) 748-5130**

#### PETERBOROUGH

340 George Street North  
Suite 303  
Peterborough, Ontario  
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**Tel.: (705) 743-3584**  
**Fax: (705) 743-9151**

#### SAULT STE. MARIE

Station Tower  
421 Bay Street,  
2nd Floor  
Sault Ste. Marie, Ontario  
P6A 5L6

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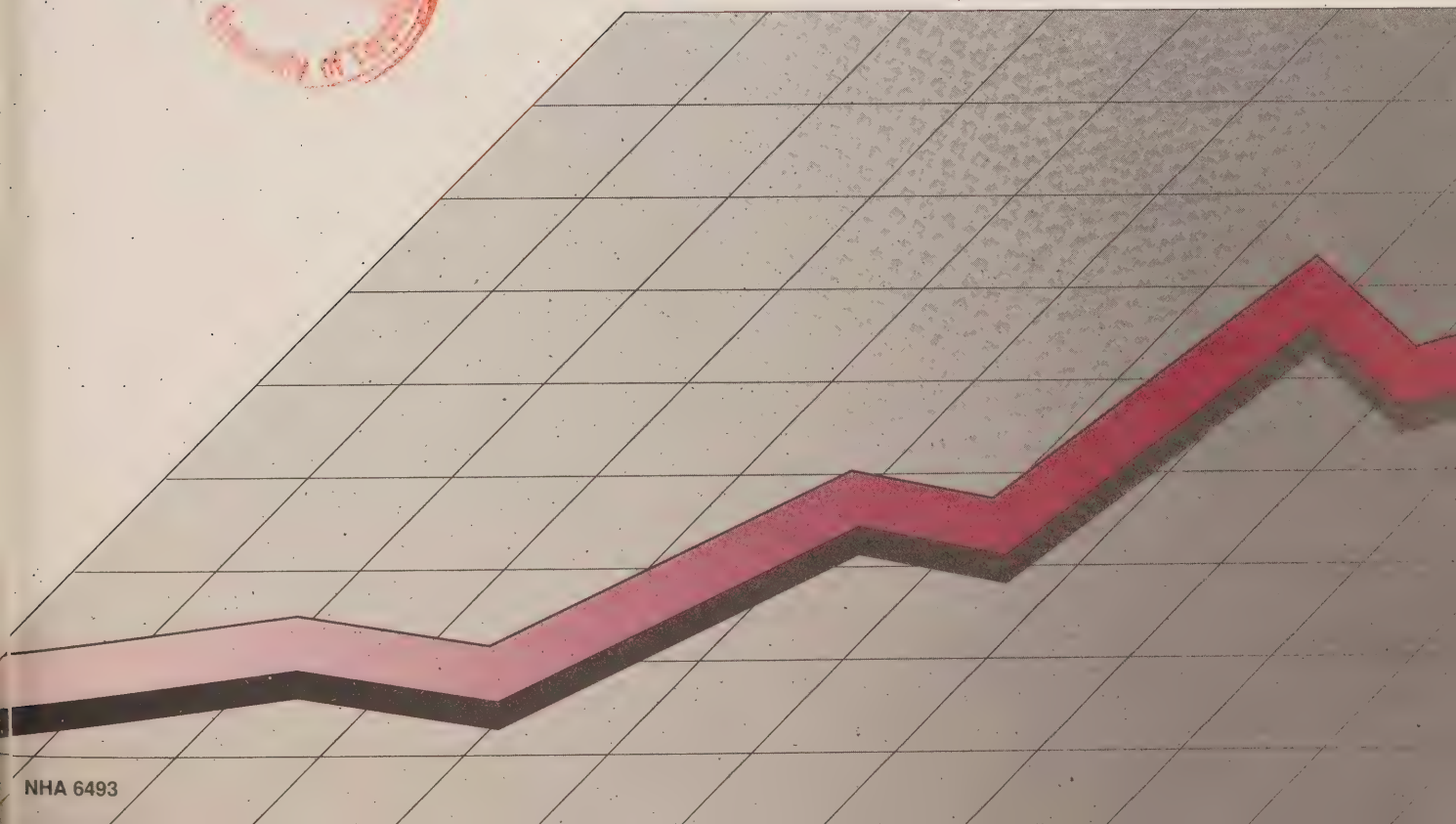
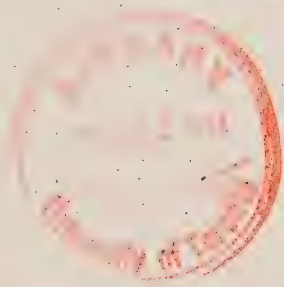
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# Ontario



## Housing Market Report

Canada Mortgage and Housing Corporation  
Ontario Regional Office  
2255 Sheppard Avenue, East Suite E222  
Willowdale, Ontario M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back of the report for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

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# ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

## New Home Construction

Starts picked up at year end. November's starts increased by almost nine per cent, to a 52,600 Seasonally Adjusted Annual Rate (SAAR\*), following a substantial 30 per cent jump in October. While single starts decreased by three per cent, multiple starts were numerous enough to lift the total. November's annualized starts level ran slightly above last year's 48,693 starts total.

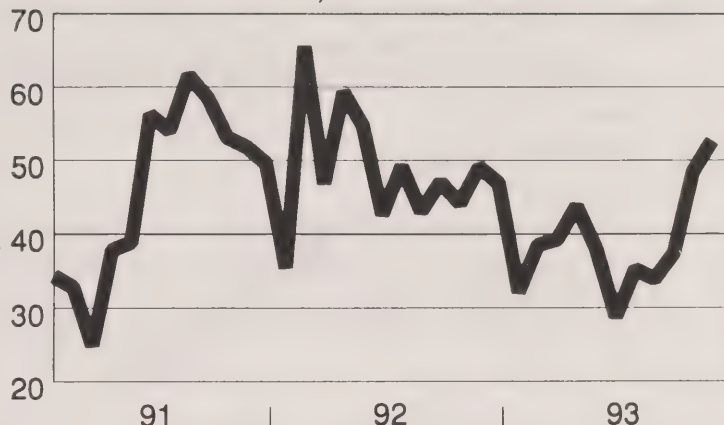
Despite the year-end strength, starts were lower for the year. November's actual year-to-date multiple starts were one third lower than for the same period last year. Seven of Ontario's ten largest urban centres had fewer multiple units started. Of the year-to-date multiple units started: assisted rental and co-op starts plummeted to less than half of last year's level; private rental and co-op starts were down by over an eighth; and condominium starts were up by nearly 12 per cent. The inventory of completed and unoccupied row and apartment condominium units has been shrinking for over a year. Year-to-date single starts were down a modest seven per cent.

## November's key home starts numbers

- 4,432 new urban Ontario dwelling units were started in November 1993. This was nearly seven per cent higher than the 4,155 units started in November 1992. Single detached starts (1,846 units) fell 17 per cent and multiple unit starts (2,586 units) rose by a third from November last year.

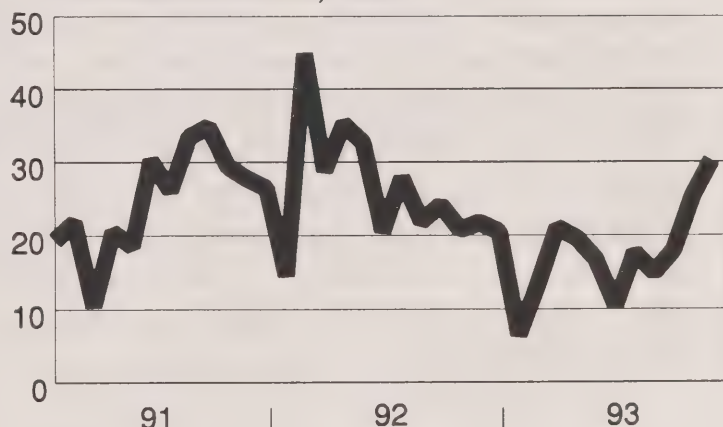
## Ontario's November starts climbed

Thousands of units, SAAR



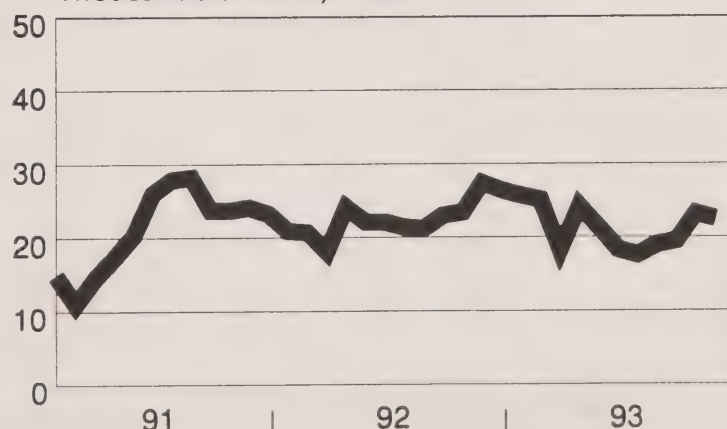
## Multiple starts jumped

Thousands of units, SAAR



## Single home starts inched down

Thousands of units, SAAR



\* The SAAR is a monthly figure that is adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels.



- Urban Canada reported 11,668 units started in November of 1993, a drop of only one per cent from the 11,794 units started in the same month last year. Single starts (5,171 units) fell 17 per cent and multiple starts (6,497 units) increased 18 per cent from the level recorded for the same month last year.
- On a seasonally adjusted basis, Ontario's November annual rate of urban starts increased to 52,600, up from October's level of 48,400. Annual urban starts in November 1992 were lower at 49,100. The 1992 total of 48,693 urban Ontario starts was also lower than the November 1993 rate.
- Canada's seasonally adjusted annual rate of urban starts was 143,000 in November 1993, slightly higher than October's level of 137,900. Last year Canada's November rate, at 145,500, was slightly higher than the November 1993 rate. Total urban Canada starts in 1992 were at 140,126, which is slightly lower than the November 1993 rate.

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## Existing Home Markets

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Lower mortgage rates and house prices have contributed greatly to making monthly mortgage carrying costs more affordable. November's seasonally adjusted sales through the Multiple Listings Service (MLS\*) increased from the previous month's level in eight of Ontario's ten major metropolitan areas. The supply of new listings edged up in six of these areas. As a result, mixed price changes occurred in most of the ten major Ontario metropolitan areas.

On a seasonally adjusted basis, Ontario's growth of existing home sales outpaced the growth of new listings. This indicates that price pressures are returning and prices could start to slowly recover. Nevertheless, Ontario's November average MLS price remained flat. The five-year mortgage rate is at the lowest level in almost three decades and will support the recovery of housing demand.

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\* Multiple Listing Service (MLS) is a registered certification mark of The Canadian Real Estate Association.



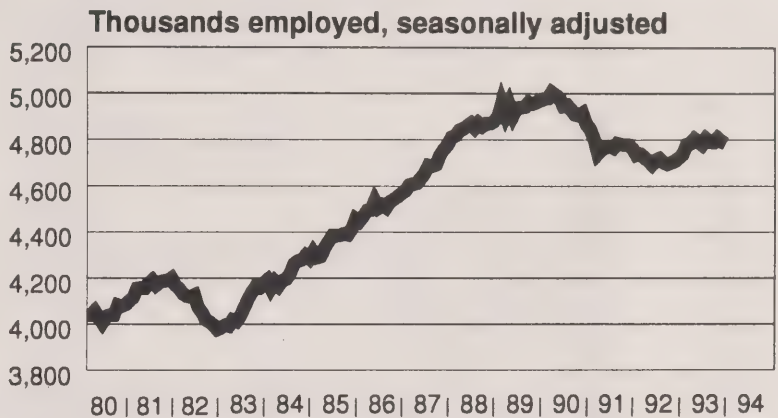
## Ontario's Economy

Ontario's employment level is a major factor which influences housing demand. Employment continued to fluctuate near a plateau which shows a recovery of about a third of the jobs lost between 1990 and mid 1992. Most of this gain occurred in the last half of 1992. There was virtually no increase in employment in 1993. Following a 19,000 seasonally adjusted job gain in September, there were two consecutive months of employment losses. A loss of 15,000 jobs occurred in October and 8,000 in November. Full-time jobs replaced part-time work. Ontario's seasonally adjusted November employment was at 4,786,000 jobs.

Ontario's business and consumer confidence is improving, but is still relatively weak. November's seasonally adjusted Help Wanted Index has improved somewhat over August's, but it is still near historic lows. The Conference Board of Canada Ontario Index of Consumer Attitudes has edged up in the third quarter. But other measurements of consumer confidence such as Ontario retail sales and Ontario passenger vehicle sales have remained flat.

The United States continued to experience significant economic and employment growth. But so far, the anticipated rebound of Ontario manufacturing employment levels as a result of increased exports to the U.S has been minimal. If the U.S. economy continues to grow, it is only a matter of time before jobs should start returning to Ontario.

### Ontario's employment recovery plateaued



**Data Source:** Labour Force Survey, Cansim

# COMPARISON OF 1992 AND 1993 URBAN STARTS

	SINGLE DETACHED			ALL OTHER TYPES			TOTAL		
	1992	1993	%Change	1992	1993	%Change	1992	1993	%Change
JANUARY-NOVEMBER									
CENSUS MET. AREAS									
HAMILTON	1,161	1,333	15	1,383	1,388	0	2,544	2,721	7
KITCHENER	955	974	2	1,126	523	-54	2,081	1,497	-28
LONDON	767	717	-7	721	1,665	131	1,488	2,382	60
OSHAWA	862	941	9	1,276	365	-71	2,138	1,306	-39
OTTAWA(ONT)	2,251	1,727	-23	3,176	2,222	-30	5,427	3,949	-27
ST.CATHARINES	599	550	-8	941	426	-55	1,540	976	-37
SUDBURY	523	405	-23	691	276	-60	1,214	681	-44
THUNDER BAY	340	297	-13	200	257	28	540	554	3
TORONTO	8,250	7,349	-11	11,096	7,188	-35	19,346	14,537	-25
WINDSOR	1,010	964	-5	246	161	-35	1,256	1,125	-10
<b>CMA TOTAL</b>	<b>16,718</b>	<b>15,257</b>	<b>-9</b>	<b>20,856</b>	<b>14,471</b>	<b>-31</b>	<b>37,574</b>	<b>29,728</b>	<b>-21</b>
OTHER URBAN	4,209	4,215	0	3,936	1,913	-51	8,145	6,128	-25
URBAN ONTARIO *	20,927	19,472	-7	24,792	16,384	-34	45,719	35,856	-22
URBAN CANADA *	65,740	59,770	-9	63,909	59,820	-6	129,649	119,590	-8

\* Urban centres with a population of 10,000 persons or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE AND TENURE (INTENDED MARKET) MONTH & YEAR TO DATE - ONTARIO

STARTS: NOV 1993

COMPLETIONS: NOV 1993

UNDER CONSTRUCTION  
AT END OF NOV 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	1,846	296	288	0	2,430	1,908	214	269	0	2,391	7,912	894	1,143	20	9,969
RENTAL	0	6	111	1,235	1,352	0	4	146	252	402	5	20	901	7,582	8,508
CONDOMINIUM	0	2	361	56	419	2	6	292	37	337	6	12	1,219	2,008	3,245
COOPERATIVE	0	0	8	223	231	0	0	182	20	202	0	4	264	800	1,068
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>1,846</b>	<b>304</b>	<b>768</b>	<b>1,514</b>	<b>4,432</b>	<b>1,910</b>	<b>224</b>	<b>889</b>	<b>309</b>	<b>3,332</b>	<b>7,923</b>	<b>930</b>	<b>3,527</b>	<b>10,410</b>	<b>22,790</b>

STARTS: YTD NOV 1993

COMPLETIONS: YTD NOV 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	19,451	2,038	2,748	20	24,257	20,421	2,087	2,692	0	25,200
RENTAL	9	42	1,386	5,907	7,344	19	48	1,665	8,296	10,028
CONDOMINIUM	11	10	2,025	1,073	3,119	28	18	1,409	1,204	2,659
COOPERATIVE	0	34	406	695	1,135	0	30	651	2,302	2,983
UNKNOWN	1	0	0	0	1	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>19,472</b>	<b>2,124</b>	<b>6,565</b>	<b>7,695</b>	<b>35,856</b>	<b>20,468</b>	<b>2,183</b>	<b>6,417</b>	<b>11,802</b>	<b>40,870</b>

Note: Rental includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units



# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY CMA, CA AND REGIONAL MUNICIPALITY

STARTS: YTD NOV 1993

COMPLETIONS: YTD NOV 1993

UNDER CONSTRUCTION  
AT END OF NOV 1993

CENSUS METRO AREA	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HAMILTON	1,333	154	851	383	2,721	1,240	114	551	446	2,351	496	50	728	440	1,714
KITCHENER	974	122	387	14	1,497	1,034	172	363	379	1,948	239	24	251	187	701
LONDON	717	192	465	1,008	2,382	728	174	348	252	1,502	200	52	343	1,084	1,679
OSHAWA	941	34	236	95	1,306	931	52	263	321	1,567	401	14	154	83	652
OTTAWA	1,727	82	1,651	489	3,949	2,037	71	1,686	646	4,440	301	45	269	659	1,274
ST.CATHARINES	550	106	210	110	976	550	124	266	209	1,149	235	28	138	156	557
SUDBURY	405	104	24	148	681	435	116	85	280	916	109	12	16	176	313
THUNDER BAY	297	20	0	237	554	301	22	0	38	361	162	10	0	191	363
TORONTO	7,349	766	1,962	4,460	14,537	8,224	828	1,773	7,494	18,319	3,552	428	1,166	6,354	11,500
WINDSOR	964	64	27	70	1,125	985	50	55	80	1,170	334	32	8	55	429
CENSUS AGGLOMERATES															
BARRIE	800	2	0	0	802	749	4	44	88	885	292	0	0	80	372
BELLEVILLE	179	6	0	50	235	194	2	88	11	295	67	4	0	50	121
BRANTFORD	273	52	82	0	407	245	56	40	0	341	117	24	45	178	364
CORNWALL	70	26	4	0	100	83	28	5	6	122	33	10	0	0	43
GUELPH	263	6	228	3	500	255	6	127	218	606	72	0	199	3	274
KINGSTON	291	162	39	42	534	296	148	132	162	738	129	58	12	171	370
NORTH BAY	73	50	0	10	133	87	46	88	217	438	34	38	0	2	74
PETERBOROUGH	260	16	27	73	376	242	14	47	30	333	112	2	27	73	214
SARNIA	175	0	40	20	235	182	6	40	183	411	50	0	0	0	50
SAULT STE. MARIE	102	8	120	16	246	100	6	60	227	393	37	2	50	10	99
OTHER ONT AREAS*	1,729	152	212	467	2,560	1,570	144	356	515	2,585	1,686	151	251	563	2,651
URBAN ONTARIO*	19,472	2,124	6,565	7,695	35,856	20,468	2,183	6,417	11,802	40,870	7,923	930	3,527	10,410	22,790
URBAN CANADA*	59,770	9,215	16,082	34,523	119,590	60,938	9,160	15,845	36,072	122,015	23,063	3,681	8,357	31,609	66,710

\*Urban centres with a population of 10,000 persons or more



STARTS: NOV 1993

COMPLETIONS: NOV 1993

UNDER CONSTRUCTION  
AT END OF NOV 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER,T	5	0	4	0	9	10	0	29	0	39	38	0	25	0	63
BURLINGTON,C	22	8	98	60	188	22	0	3	0	25	70	24	257	268	619
DUNDAS,T	0	0	0	0	0	7	0	0	0	7	19	2	66	111	198
FLAMBOROUGH,TWP	60	0	4	0	64	25	20	0	0	45	121	18	36	0	175
GLANBROOKE,TWP	15	0	0	0	15	3	0	0	0	3	54	0	0	0	54
GRIMSBY,T	2	0	0	0	2	5	0	0	0	5	25	4	0	0	29
HAMILTON,C	35	2	8	0	45	12	0	0	0	12	114	2	316	61	493
STONE CREEK,C	36	0	0	0	36	28	0	46	93	167	55	0	28	0	83
<b>TOTAL</b>	<b>175</b>	<b>10</b>	<b>114</b>	<b>60</b>	<b>359</b>	<b>112</b>	<b>20</b>	<b>78</b>	<b>93</b>	<b>303</b>	<b>496</b>	<b>50</b>	<b>728</b>	<b>440</b>	<b>1,714</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE,C	43	10	30	0	83	25	2	0	0	27	53	10	175	40	278
DUMFRIES NORTH,TWP	1	0	0	0	1	2	0	0	0	2	10	0	8	0	18
KITCHENER,C	25	4	0	6	35	19	4	0	0	23	106	10	50	76	242
WATERLOO,C	16	0	13	0	29	39	4	25	0	68	61	2	18	71	152
WOOLWICH,TWP	0	0	0	0	0	5	0	0	0	5	9	2	0	0	11
<b>TOTAL</b>	<b>85</b>	<b>14</b>	<b>43</b>	<b>6</b>	<b>148</b>	<b>90</b>	<b>10</b>	<b>25</b>	<b>0</b>	<b>125</b>	<b>239</b>	<b>24</b>	<b>251</b>	<b>187</b>	<b>701</b>
<b>LONDON CMA</b>															
BELMONT,VIL	4	0	0	0	4	0	0	0	0	0	5	0	0	0	5
DELAWARE,TWP	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
DORCHESTER NORTH,TWP	5	0	0	0	5	1	0	0	0	1	11	0	0	0	11
LOBO,TWP	2	0	0	0	2	2	0	0	0	2	8	0	0	0	8
LONDON,C	38	18	82	120	258	49	4	134	0	187	125	38	343	1,078	1,584
LONDON,TWP	1	0	0	0	1	3	0	0	0	3	9	0	0	0	9
NISSOURI WEST,TWP	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
PORT STANLEY,VIL	1	0	0	0	1	1	0	0	0	1	2	0	0	0	2
SOUTHWOLD,TWP	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
ST THOMAS,C	4	12	0	0	16	2	2	0	0	4	14	14	0	6	34
YARMOUTH,TWP	7	0	0	0	7	3	0	0	0	3	16	0	0	0	16
<b>TOTAL</b>	<b>62</b>	<b>30</b>	<b>82</b>	<b>120</b>	<b>294</b>	<b>61</b>	<b>6</b>	<b>134</b>	<b>0</b>	<b>201</b>	<b>200</b>	<b>52</b>	<b>343</b>	<b>1,084</b>	<b>1,679</b>

STARTS: NOV 1993

COMPLETIONS: NOV 1993

UNDER CONSTRUCTION  
AT END OF NOV 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE,T	38	0	34	0	72	31	0	0	0	31	184	0	64	0	248
OSHAWA,C	11	2	0	83	96	15	8	0	0	23	69	10	0	83	162
WHITBY,T	62	0	34	0	96	39	0	52	0	91	148	4	90	0	242
<b>TOTAL</b>	<b>111</b>	<b>2</b>	<b>68</b>	<b>83</b>	<b>264</b>	<b>85</b>	<b>8</b>	<b>52</b>	<b>0</b>	<b>145</b>	<b>401</b>	<b>14</b>	<b>154</b>	<b>83</b>	<b>652</b>
<b>OTTAWA CMA</b>															
CLARENCE,TWP	9	0	0	0	9	12	0	0	0	12	18	0	0	0	18
CUMBERLAND,TWP	11	0	0	0	11	15	0	24	0	39	16	0	0	0	16
GLOUCESTER,C	25	0	5	0	30	28	0	0	0	28	70	4	36	32	142
GOULBOURN,TWP	11	0	0	0	11	14	0	0	0	14	19	10	5	0	34
KANATA,C	15	4	82	0	101	31	0	44	0	75	39	6	98	0	143
NEPEAN,C	23	2	78	0	103	22	0	82	0	104	40	2	118	79	239
OSGOODE,TWP	12	0	0	0	12	15	0	0	0	15	32	0	0	0	32
OTTAWA,C	3	4	7	30	44	18	2	36	6	62	18	23	7	548	596
RIDEAU,TWP	8	0	0	0	8	17	0	0	0	17	6	0	0	0	6
ROCKCLIFFE PARK,VIL	2	0	0	0	2	0	0	0	0	0	3	0	0	0	3
ROCKLAND,T	10	0	0	0	10	5	0	0	0	5	12	0	0	0	12
VANIER,C	0	0	5	0	5	0	0	0	0	0	0	0	5	0	5
WEST CARLETON,TWP	13	0	0	0	13	10	0	0	0	10	28	0	0	0	28
<b>TOTAL</b>	<b>142</b>	<b>10</b>	<b>177</b>	<b>30</b>	<b>359</b>	<b>187</b>	<b>2</b>	<b>186</b>	<b>6</b>	<b>381</b>	<b>301</b>	<b>45</b>	<b>269</b>	<b>659</b>	<b>1,274</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE,T	12	0	0	0	12	4	0	0	0	4	50	2	0	0	52
LINCOLN,T	5	0	0	0	5	6	0	14	0	20	35	2	13	0	50
NIAGARA-FALLS,C	13	4	0	0	17	15	4	0	0	19	43	10	0	75	128
NIAGARA-ON-THE-LAKE,T	1	0	0	0	1	3	0	0	0	3	15	0	8	0	23
PELHAM,T	2	0	7	0	9	0	0	4	0	4	16	0	7	0	23
PORT COLBOURNE,C	2	0	0	0	2	0	0	0	0	0	9	0	0	0	9
ST.CATHARINES,C	6	6	0	0	12	6	0	0	0	6	20	8	90	81	199
THOROLD,C	4	0	0	0	4	3	0	0	0	5	11	0	14	0	25
WAINFLEET,TWP	1	0	0	0	1	0	0	0	0	0	6	0	0	0	6
WELLAND,C	5	0	0	0	5	5	4	0	0	9	30	6	6	0	42
<b>TOTAL</b>	<b>51</b>	<b>10</b>	<b>7</b>	<b>0</b>	<b>68</b>	<b>42</b>	<b>10</b>	<b>18</b>	<b>0</b>	<b>70</b>	<b>235</b>	<b>28</b>	<b>138</b>	<b>156</b>	<b>557</b>

STARTS: NOV 1993

COMPLETIONS: NOV 1993

UNDER CONSTRUCTION  
AT END OF NOV 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKLE CENTRE,T	7	4	0	0	11	5	0	0	0	5	22	4	0	0	26
ONAPING FALLS,T	1	0	0	0	1	3	0	0	0	3	1	0	0	0	1
RAYSIDE-BALFOUR,T	6	0	0	0	6	6	0	0	0	6	12	0	0	0	12
SUDBURY,T	14	4	0	3	21	9	4	0	0	13	27	6	0	176	209
VALLEY EAST,T	11	0	0	0	11	15	2	0	0	17	24	0	16	0	40
WALDEN,T	0	0	0	0	0	1	0	0	0	1	22	2	0	0	24
<b>TOTAL</b>	<b>39</b>	<b>8</b>	<b>0</b>	<b>3</b>	<b>50</b>	<b>39</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>108</b>	<b>12</b>	<b>16</b>	<b>176</b>	<b>312</b>
<b>THUNDER BAY CMA</b>															
CONMEE,TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING,TWP	0	0	0	0	0	0	0	0	0	0	11	0	0	0	11
O'CONNOR,TWP	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
OLIVER,TWP	1	0	0	0	1	3	0	0	0	3	14	0	0	0	14
PAIPOONAGE,TWP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
SHUNIAH,TWP	0	0	0	0	0	1	0	0	0	1	10	0	0	0	10
THUNDER BAY,C	14	0	0	0	14	29	2	0	0	31	114	10	0	191	315
<b>TOTAL</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>33</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>162</b>	<b>10</b>	<b>0</b>	<b>191</b>	<b>363</b>
<b>WINDSOR CMA</b>															
ANDERDON,TWP	6	0	0	0	6	5	0	0	0	5	14	0	0	0	14
BELLE RIVER,T	2	0	0	0	2	2	0	0	0	2	3	0	0	0	3
COLCHESTER NORTH,TWP	0	0	0	0	0	2	0	0	0	2	7	0	0	0	7
ESSEX,T	5	0	0	0	5	2	0	0	0	2	12	0	0	0	12
LASALLE,T	16	0	0	0	16	21	0	0	0	21	76	0	0	35	111
MAIDSTONE,TWP	14	0	0	0	14	20	0	0	0	20	61	0	0	0	61
ROCHESTER,TWP	1	0	0	0	1	1	0	0	0	1	12	0	0	0	12
SANDWICH SOUTH,TWP	0	0	0	0	0	13	0	0	0	13	27	0	0	0	27
ST CLAIR BEACH,VIL	0	0	0	0	0	1	0	0	0	1	3	0	0	0	3
TECUMSETH,T	4	2	0	0	6	6	4	0	0	10	24	10	0	0	34
WINDSOR,C	38	10	0	10	58	45	0	0	0	45	95	22	8	20	145
<b>TOTAL</b>	<b>86</b>	<b>12</b>	<b>0</b>	<b>10</b>	<b>108</b>	<b>118</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>122</b>	<b>334</b>	<b>32</b>	<b>8</b>	<b>55</b>	<b>429</b>



UNDER CONSTRUCTION  
AT END OF NOV 1993

COMPLETIONS: NOV 1993

STARTS: NOV 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	6	0	0	108	114	12	2	10	0	24	32	0	39	238	309
SCARBOROUGH,C	43	24	0	56	123	23	0	0	0	23	120	24	54	702	900
TORONTO,C	4	18	3	323	348	13	4	0	164	181	37	44	7	2,264	2,352
YORK EAST B	2	2	0	0	4	3	2	0	0	5	14	2	0	164	180
YORK NORTH,C	21	0	0	61	82	35	0	10	0	45	186	0	0	665	851
YORK,C	2	2	0	118	122	2	0	0	0	2	10	10	0	255	275
<b>TOTAL</b>	<b>78</b>	<b>46</b>	<b>3</b>	<b>666</b>	<b>793</b>	<b>88</b>	<b>8</b>	<b>20</b>	<b>164</b>	<b>280</b>	<b>399</b>	<b>80</b>	<b>100</b>	<b>4,288</b>	<b>4,867</b>
<b>YORK REGION</b>															
AURORA,T	8	0	0	0	8	2	0	0	0	2	52	0	0	0	52
EAST GWILLMBURY,T	0	0	0	0	0	2	0	0	0	2	14	0	9	0	23
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GEORGINA, TWP	18	0	0	0	18	7	0	0	0	7	45	0	0	0	45
KING,TWP	7	0	0	0	7	7	0	0	0	7	21	0	0	0	21
MARKHAM,T	29	0	0	0	29	45	0	0	0	45	204	0	12	14	230
NEWMARKET,T	6	0	0	0	6	7	0	50	0	57	89	0	25	0	114
RICHMOND HILL,T	53	0	89	0	142	119	0	62	12	193	559	0	89	152	800
VAUGHAN,C	58	0	0	0	58	53	0	0	0	53	351	0	48	599	998
WHITCHURCH-STOUFF	1	0	0	0	1	1	0	0	0	1	21	0	0	0	21
<b>TOTAL</b>	<b>180</b>	<b>0</b>	<b>89</b>	<b>0</b>	<b>269</b>	<b>243</b>	<b>0</b>	<b>112</b>	<b>12</b>	<b>367</b>	<b>1,356</b>	<b>0</b>	<b>183</b>	<b>765</b>	<b>2,304</b>
<b>PEEL REGION</b>															
BRAMPTON,C	37	70	0	237	344	34	40	18	0	92	219	176	214	375	984
CALEDON,T	6	0	0	0	6	7	0	0	0	7	50	0	34	0	84
MISSISSAUGA,C	105	0	49	150	304	145	2	15	0	162	656	22	356	552	1,586
<b>TOTAL</b>	<b>148</b>	<b>70</b>	<b>49</b>	<b>387</b>	<b>654</b>	<b>186</b>	<b>42</b>	<b>33</b>	<b>0</b>	<b>261</b>	<b>925</b>	<b>198</b>	<b>604</b>	<b>927</b>	<b>2,654</b>
<b>OTHER AREAS</b>															
AJAX,T	3	0	0	0	3	13	0	8	0	21	192	0	52	82	326
ALLST/BEETN/TECM/TOTN,T	35	0	0	0	35	14	6	21	0	41	38	0	27	0	65
BRADFORD,W.GWILLMBURY,T	8	0	0	0	8	10	2	0	0	12	48	2	0	46	96
HALTON HILLS,T	16	0	0	0	16	5	0	0	0	5	75	0	0	0	75
MILTON,T	2	0	0	0	2	1	0	0	0	1	18	0	0	0	18
OAKVILLE,T	32	0	0	0	32	64	14	0	0	78	257	46	161	141	605
ORANGEVILLE,T	17	0	0	0	17	8	0	0	0	8	35	0	0	0	35
PICKERING,T	63	34	39	105	241	35	14	0	0	49	169	100	39	105	413
UXBRIDGE,TWP	15	0	0	0	15	27	0	0	0	27	40	2	0	0	42
<b>TOTAL</b>	<b>191</b>	<b>34</b>	<b>39</b>	<b>105</b>	<b>369</b>	<b>177</b>	<b>36</b>	<b>29</b>	<b>0</b>	<b>242</b>	<b>872</b>	<b>150</b>	<b>279</b>	<b>374</b>	<b>1,675</b>
<b>TOTAL TORONTO CMA</b>	<b>597</b>	<b>150</b>	<b>180</b>	<b>1,158</b>	<b>2,085</b>	<b>694</b>	<b>86</b>	<b>194</b>	<b>176</b>	<b>1,150</b>	<b>3,552</b>	<b>428</b>	<b>1,166</b>	<b>6,354</b>	<b>11,500</b>



# AVERAGE AND MEDIAN PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS BY CENSUS METROPOLITAN AREA

	SINGLE			SEMI		
	AVERAGE PRICE (\$'000'S)	MEDIAN PRICE (\$'000'S)	UNITS	AVERAGE PRICE (\$'000'S)	MEDIAN PRICE (\$'000'S)	UNITS
<b>CENSUS METRO AREA</b>						
HAMILTON	218	197	93	141	141	18
KITCHENER	185	170	89	142	145	11
LONDON	240	206	54	135	135	1
OSHAWA	180	177	77	145	145	7
OTTAWA	189	175	168	170	170	2
ST.CATHARINES	174	145	40	111	119	15
SUDBURY	159	155	37	149	125	7
THUNDER BAY	189	185	33	0	0	0
TORONTO	314	270	646	175	159	76
WINDSOR	207	195	113	103	103	2

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These reports provide current vacancy and rent statistics on a semi-annual basis for local markets. The reports are based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. Vacancy data is provided from the April survey, while Rent and Vacancy data are available from the October survey.

### **RESALE MARKET FORECAST**

Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

### **RESIDENTIAL CONSTRUCTION FORECAST**

This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

### **HOUSING FORECAST**

This report includes forecasts of the local economy, interest rates and key new and existing housing indicators such as starts, supply of land, labour and materials, sales, prices, and resale listings. It is produced semi-annually in the spring and fall in smaller markets to replace the Resale Market and Residential Construction Forecast.

### **RETIREMENT HOME SURVEY**

A report produced by some offices to indicate the state of the retirement home market. Vacancy rates, per diem rates, and new construction for retirement homes are summarized annually.

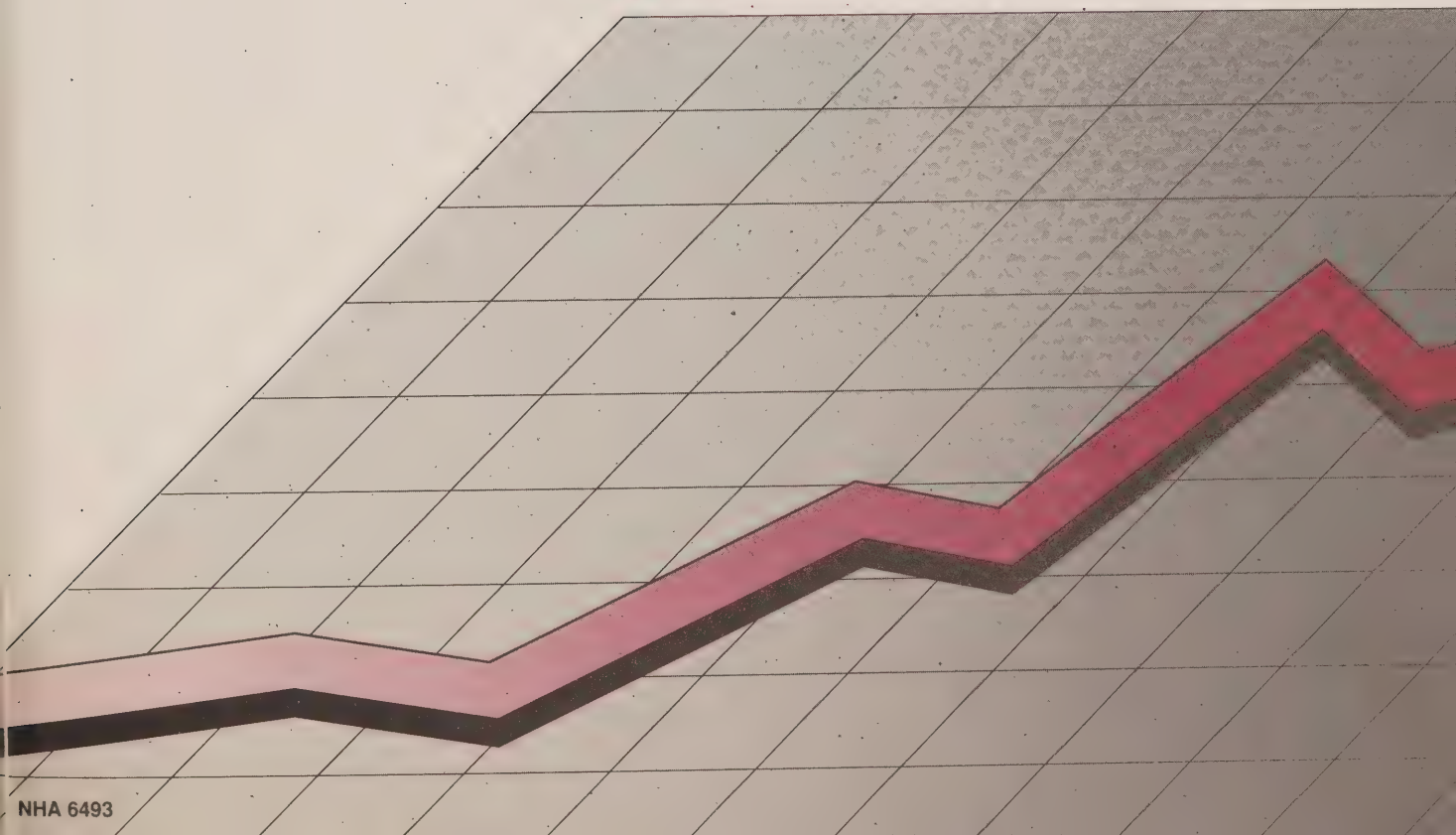


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**ONTARIO HOUSING  
MARKET REPORT**

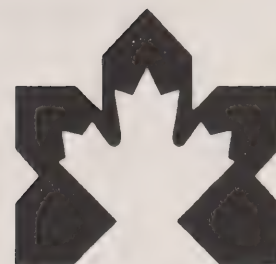
**DECEMBER 1993**







# Ontario



## Housing Market Report

Canada Mortgage and Housing Corporation  
Ontario Regional Office  
2255 Sheppard Avenue, East Suite E222  
Willowdale, Ontario M2J 4Y1

### ECONOMIC AND MARKET ANALYSIS DEPARTMENT

For further information concerning any of the contents of this report, or for further information on housing, contact the Market Analysis Department of the Ontario Regional Office. See the back of the report for a list of local Ontario offices and a list of local, regional or national market analysis contacts.

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# ONTARIO HIGHLIGHTS AND SELECTED GRAPHS

## New Home Construction

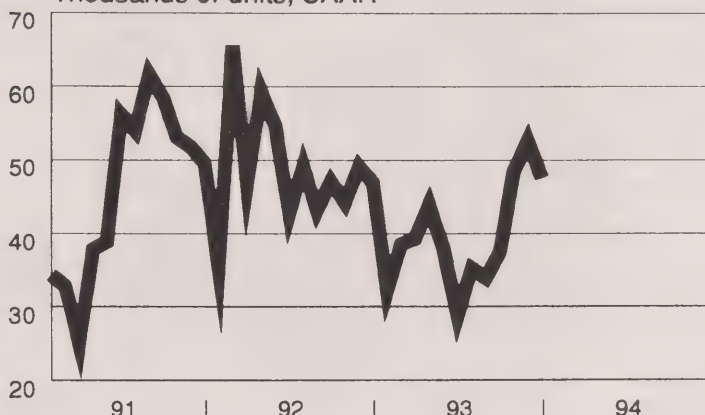
Starts were strong at year end. Ontario all area new home starts have increased moderately to a 56,100 Seasonally Adjusted Annual Rate (SAAR\*) in the fourth quarter of 1993, the highest quarterly level of starts in a year and a half. Nevertheless, starts for the year fell by a fifth to 45,140 from last year's 55,772 starts total- an 11 year low. Only private condominium construction rose moderately in 1993, but the relative number was not large.

Ontario's December urban housing starts edged down by almost ten per cent in December, to a 47,600 SAAR. The starts decrease resulted mainly from a 30 percent drop in multiple starts, largely due to a 55 per cent fall in assisted starts. Single family home starts, at 26,400 SAAR, have posted a moderate 17 per cent increase over the previous month's level.

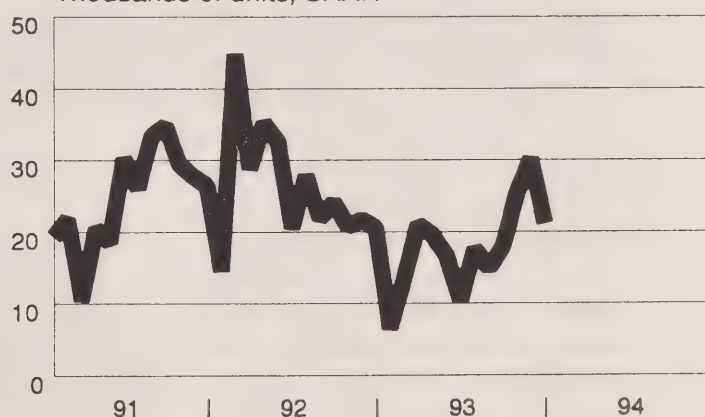
## December's key home starts numbers

- 2,991 new urban Ontario dwelling units were started in December 1993. This was half a per cent higher than the 2,974 units started in December 1992. Single detached starts (1,649 units) remained virtually unchanged and multiple unit starts (1,342 units) increased by one per cent from December last year.
- Urban Canada reported 10,398 units started in December of 1993, a drop of nearly one per cent from the 10,477 units started in the same month last year. Single starts (4,631 units) fell eight per cent and multiple starts (5,767 units) rose by six per cent from the level recorded for the same month last year.

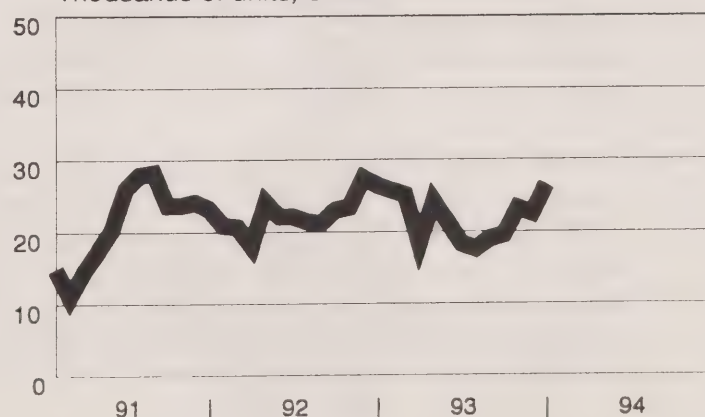
Ontario's December starts edged down  
Thousands of units, SAAR



Multiple starts declined  
Thousands of units, SAAR



Single home starts edged up  
Thousands of units, SAAR

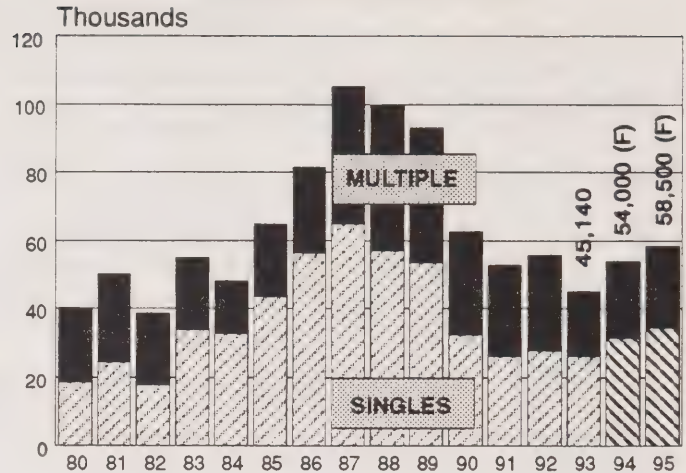


\* The SAAR is a monthly figure that is adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels.



- On a seasonally adjusted basis, Ontario's December annual rate of urban starts decreased to 47,600, down from November's level of 52,600. Annual urban starts in December 1992 were lower at 46,900. The 1992 total of 48,693 urban Ontario starts was higher than the December 1993 rate.
- Canada's seasonally adjusted annual rate of urban starts was 144,000 in December 1993, nearly one per cent more than November's level of 143,000. Last year Canada's December rate, at 145,300, was slightly higher than the December 1993 rate. Total urban Canada starts in 1992 were at 140,126, which is lower than the December 1993 rate.

Ontario all area annual starts

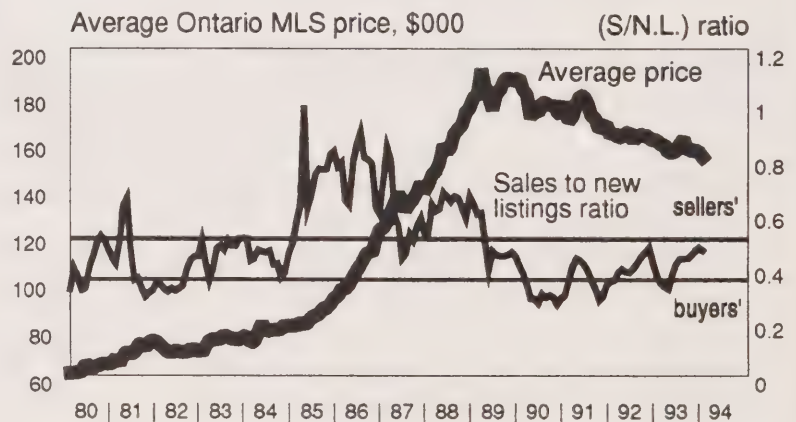


## Existing Home Markets

Sales of existing homes took off at year end, but total 1993 sales were seven per cent less than in 1992. Ontario's December sales through the Multiple Listing Services (MLS\*) have risen for the second consecutive month, to the highest seasonally adjusted level in close to five years. However, prices decreased modestly as December's seasonally adjusted increase in the supply of new listings relieved the buildup of market pressure. Sales are up mostly due to improved affordability caused by lower home prices and record low mortgage rates.

### Ontario's price adjustment to market pressure

New listings supply relieved market pressure buildup, measured by the sales to new listings ratio



Source of Raw data: Canadian Real Estate Association  
Seasonal Adjustment: CMHC

The improved affordability of homeownership is being enhanced by CMHC's First Home Loan Insurance Program (FHLI), which allows home buyers to use a five per cent downpayment. Since its introduction in February 1992, over 54,000 home buyers have used the program in Ontario. The program has now been extended to February 1999. To help borrowers, mortgages of any term are now eligible. Previously there was a requirement for a minimum five year term. However, if the term is less than three years, the three year rate is used in calculating eligibility.

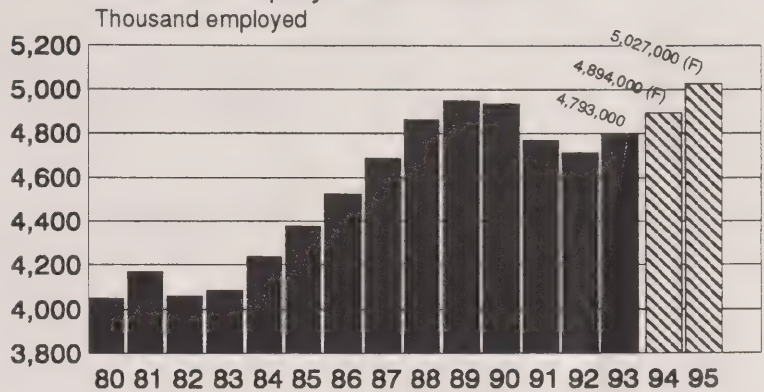
\* Multiple Listing Service (MLS) is a registered certification mark of The Canadian Real Estate Association.



## Ontario's Economy

Ontario gained 21,000 jobs in December to finish the year at a seasonally adjusted level of 4,810,000 jobs. This was a continuation of a hold pattern where jobs zig-zagged about a 4,794,000 average 1993 employment level. Despite December's employment gains, the unemployment rate increased from 10.5 in November to 10.7 in December as previously discouraged workers rejoined the labour force.

Ontario's employment forecast



Indicators of business and consumer confidence are mixed. The Conference Board's fourth quarter Ontario Index of Consumer Attitudes, at 112.4 hit the highest level in over four years (since a value of 138.32 in the first quarter of 1989). Ontario's 1993 retail sales grew, but at a slower rate than last year. Shipments of Ontario manufacturing industries were on a gently upward sloping trend. The province's automobile sales have not improved significantly from last year's. Overseas manufactured vehicles are losing market share in Ontario.

Data Source: Labour Force Survey, CANSIM, forecast (F) by CMHC



## COMPARISON OF 1992 AND 1993 URBAN STARTS

	SINGLE DETACHED			ALL OTHER TYPES			TOTAL		
	1992	1993	%Change	1992	1993	%Change	1992	1993	%Change
<b>JANUARY-DECEMBER</b>									
<b>CENSUS MET. AREAS</b>									
HAMILTON	1,213	1,510	24	1,419	1,479	4	2,632	2,989	14
KITCHENER	1,042	1,049	1	1,198	656	-45	2,240	1,705	-24
LONDON	822	771	-6	731	1,751	140	1,553	2,522	62
OSHAWA	910	1,020	12	1,278	389	-70	2,188	1,409	-36
OTTAWA(ONT)	2,463	1,858	-25	3,367	2,563	-24	5,830	4,421	-24
ST.CATHARINES	646	575	-11	1,023	440	-57	1,669	1,015	-39
SUDBURY	563	436	-23	726	279	-62	1,289	715	-45
THUNDER BAY	353	310	-12	210	263	25	563	573	2
TORONTO	9,027	8,037	-11	11,743	7,600	-35	20,770	15,637	-25
WINDSOR	1,068	1,045	-2	308	177	-43	1,376	1,222	-11
<b>CMA TOTAL</b>	<b>18,107</b>	<b>16,611</b>	<b>-8</b>	<b>22,003</b>	<b>15,597</b>	<b>-29</b>	<b>40,110</b>	<b>32,208</b>	<b>-20</b>
<b>OTHER URBAN</b>	<b>4,464</b>	<b>4,510</b>	<b>1</b>	<b>4,119</b>	<b>2,129</b>	<b>-48</b>	<b>8,583</b>	<b>6,639</b>	<b>-23</b>
<b>URBAN ONTARIO *</b>	<b>22,571</b>	<b>21,121</b>	<b>-6</b>	<b>26,122</b>	<b>17,726</b>	<b>-32</b>	<b>48,693</b>	<b>38,847</b>	<b>-20</b>
<b>URBAN CANADA *</b>	<b>70,772</b>	<b>64,401</b>	<b>-9</b>	<b>69,354</b>	<b>65,587</b>	<b>-5</b>	<b>140,126</b>	<b>129,988</b>	<b>-7</b>

\* Urban centres with a population of 10,000 persons or more.

# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE AND TENURE (INTENDED MARKET) MONTH & YEAR TO DATE - ONTARIO

STARTS: DEC 1993

COMPLETIONS: DEC 1993

UNDER CONSTRUCTION  
AT END OF DEC 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	1,641	228	206	0	2,075	1,764	228	145	4	2,141	7,783	892	1,188	16	9,879
RENTAL	0	2	125	503	630	0	0	135	809	944	5	22	891	7,213	8,131
CONDOMINIUM	8	4	117	39	168	9	0	246	91	346	11	16	1,151	1,785	2,963
COOPERATIVE	0	0	20	98	118	0	4	28	0	32	0	0	256	898	1,154
UNKNOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>1,649</b>	<b>234</b>	<b>468</b>	<b>640</b>	<b>2,991</b>	<b>1,773</b>	<b>232</b>	<b>554</b>	<b>904</b>	<b>3,463</b>	<b>7,799</b>	<b>930</b>	<b>3,486</b>	<b>9,912</b>	<b>22,127</b>

STARTS: YTD DEC 1993

COMPLETIONS: YTD DEC 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HOMEOWNER	21,092	2,266	2,954	20	26,332	22,185	2,315	2,837	4	27,341
RENTAL	9	44	1,511	6,410	7,974	19	48	1,800	9,105	10,972
CONDOMINIUM	19	14	2,142	1,112	3,287	37	18	1,655	1,295	3,005
COOPERATIVE	0	34	426	793	1,253	0	34	679	2,302	3,015
UNKNOWN	1	0	0	0	1	0	0	0	0	0
<b>TOTAL URBAN ONT</b>	<b>21,121</b>	<b>2,358</b>	<b>7,033</b>	<b>8,335</b>	<b>38,847</b>	<b>22,241</b>	<b>2,415</b>	<b>6,971</b>	<b>12,706</b>	<b>44,333</b>

Note: Rental Includes private rental, assisted rental and registered condominiums marketed to investors and offered as rental units



# HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY CMA, CA AND REGIONAL MUNICIPALITY

STARTS: YTD DEC 1993      COMPLETIONS: YTD DEC 1993      UNDER CONSTRUCTION  
AT END OF DEC 1993

CENSUS METRO AREA	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HAMILTON	1,510	160	936	383	2,989	1,368	128	579	446	2,521	543	42	785	440	1,810
KITCHENER	1,049	132	471	53	1,705	1,136	178	419	449	2,182	212	28	279	156	675
LONDON	771	218	513	1,020	2,522	779	198	424	258	1,659	203	54	256	1,002	1,515
OSHAWA	1,020	34	260	95	1,409	991	62	291	321	1,665	421	4	150	83	658
OTTAWA	1,858	92	1,776	695	4,421	2,151	79	1,788	646	4,664	318	47	292	865	1,522
ST.CATHARINES	575	112	218	110	1,015	623	128	272	209	1,232	187	30	140	156	513
SUDBURY	436	106	24	149	715	473	116	85	307	981	102	14	16	145	277
THUNDER BAY	310	22	0	241	573	329	22	0	42	393	147	12	0	191	350
TORONTO	8,037	878	2,038	4,684	15,637	8,780	914	1,971	8,162	19,827	3,686	452	1,152	5,786	11,076
WINDSOR	1,045	68	39	70	1,222	1,097	60	55	119	1,331	303	26	20	16	365
CENSUS AGGLOMERATES															
BARRIE	843	2	0	0	845	834	4	44	168	1,050	250	0	0	0	250
BELLEVILLE	186	6	0	50	242	203	4	88	11	306	65	2	0	50	117
BRANTFORD	298	54	82	0	434	284	60	46	0	390	103	22	39	178	342
CORNWALL	87	32	4	0	123	105	30	5	6	146	28	14	0	0	42
GUELPH	265	6	228	3	502	285	6	127	224	642	44	44	199	0	243
KINGSTON	302	186	45	42	575	313	172	132	162	779	123	58	18	171	370
NORTH BAY	73	52	0	10	135	94	50	88	217	449	27	36	0	2	65
PETERBOROUGH	280	16	27	73	396	265	14	47	30	356	109	2	27	73	211
SARNIA	187	0	40	20	247	195	6	40	183	424	49	0	0	0	49
SAULT STE. MARIE	107	8	120	16	251	108	6	60	227	401	34	2	50	10	96
OTHER ONT AREAS*	1,882	174	212	621	2,889	1,828	178	410	519	2,935	1,440	117	166	722	2,445
URBAN ONTARIO*	21,121	2,358	7,033	8,335	38,847	22,241	2,415	6,971	12,706	44,333	7,799	930	3,486	9,912	22,127
URBAN CANADA*	64,401	10,090	17,550	37,947	129,988	66,611	9,935	17,205	38,998	132,749	21,989	3,771	8,471	31,722	65,953

\*Urban centres with a population of 10,000 persons or more



**STARTS: DEC 1993**

**COMPLETIONS: DEC 1993**

**UNDER CONSTRUCTION  
AT END OF DEC 1993**

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>HAMILTON CMA</b>															
ANCASTER,T	5	2	22	0	29	7	0	0	0	7	36	2	47	0	85
BURLINGTON,C	28	2	43	0	73	21	0	20	0	41	77	26	280	268	651
DUNDAS,T	1	0	0	0	1	4	0	0	0	4	16	2	66	111	195
FLAMBOROUGH,TWP	56	0	0	0	56	16	14	0	0	30	160	4	36	0	200
GLANBROOKE,TWP	3	0	0	0	3	9	0	0	0	9	48	0	0	0	48
GRIMSBY,T	1	0	8	0	9	7	0	8	0	15	19	4	0	0	23
HAMILTON,C	37	0	12	0	49	46	0	0	0	46	104	2	328	61	495
STONE CREEK,C	46	2	0	0	48	18	0	0	0	18	83	2	28	0	113
<b>TOTAL</b>	<b>177</b>	<b>6</b>	<b>85</b>	<b>0</b>	<b>268</b>	<b>128</b>	<b>14</b>	<b>28</b>	<b>0</b>	<b>170</b>	<b>543</b>	<b>42</b>	<b>785</b>	<b>440</b>	<b>1,810</b>
<b>KITCHENER CMA</b>															
CAMBRIDGE,C	6	0	0	39	45	25	4	0	0	29	34	6	175	79	294
DUMFRIES NORTH,TWP	4	0	0	0	4	5	0	0	0	5	9	0	8	0	17
KITCHENER,C	42	6	0	0	48	41	0	50	70	161	107	16	0	6	129
WATERLOO,C	20	4	84	0	108	30	0	6	0	36	51	6	96	71	224
WOOLWICH,TWP	3	0	0	0	3	1	2	0	0	3	11	0	0	0	11
<b>TOTAL</b>	<b>75</b>	<b>10</b>	<b>84</b>	<b>39</b>	<b>208</b>	<b>102</b>	<b>6</b>	<b>56</b>	<b>70</b>	<b>234</b>	<b>212</b>	<b>28</b>	<b>279</b>	<b>156</b>	<b>675</b>
<b>LONDON CMA</b>															
BELMONT,VIL	3	0	0	0	3	1	0	0	0	1	7	0	0	0	7
DELAWARE,TWP	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
DORCHESTER NORTH,TWP	1	0	0	0	1	4	0	0	0	4	8	0	0	0	8
LOBO,TWP	1	0	0	0	1	0	0	0	0	0	9	0	0	0	9
LONDON,C	32	26	48	0	106	36	22	76	0	134	121	42	256	990	1,409
LONDON,TWP	8	0	0	0	8	1	0	0	0	1	16	0	0	0	16
NISSOURI WEST,TWP	2	0	0	0	2	3	0	0	0	3	3	0	0	0	3
PORT STANLEY,VIL	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
SOUTHWOLD,TWP	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
ST THOMAS,C	6	0	0	12	18	4	2	0	6	12	16	12	0	12	40
YARMOUTH,TWP	1	0	0	0	1	2	0	0	0	2	15	0	0	0	15
<b>TOTAL</b>	<b>54</b>	<b>26</b>	<b>48</b>	<b>12</b>	<b>140</b>	<b>51</b>	<b>24</b>	<b>76</b>	<b>6</b>	<b>157</b>	<b>203</b>	<b>54</b>	<b>256</b>	<b>1,002</b>	<b>1,515</b>

## STARTS: DEC 1993

## COMPLETIONS: DEC 1993

UNDER CONSTRUCTION  
AT END OF DEC 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>OSHAWA CMA</b>															
NEWCASTLE,T	42	0	7	0	49	24	0	0	0	24	202	0	71	0	273
OSHAWA,C	12	0	7	0	19	18	6	0	0	24	63	4	7	83	157
WHITBY,T	25	0	10	0	35	18	4	28	0	50	156	0	72	0	228
<b>TOTAL</b>	<b>79</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>103</b>	<b>60</b>	<b>10</b>	<b>28</b>	<b>0</b>	<b>98</b>	<b>421</b>	<b>4</b>	<b>150</b>	<b>83</b>	<b>658</b>
<b>OTTAWA CMA</b>															
CLARENCE,TWP	4	0	0	0	4	3	0	0	0	3	19	0	0	0	19
CUMBERLAND,TWP	13	0	0	0	13	9	0	0	0	9	20	0	0	0	20
GLOUCESTER,C	25	4	34	114	177	33	0	10	0	43	62	8	60	146	276
GOULBOURN,TWP	15	0	0	0	15	6	0	5	0	11	28	10	0	0	38
KANATA,C	20	2	45	92	159	11	4	26	0	41	48	4	117	92	261
NEPEAN,C	21	0	30	0	51	19	2	54	0	75	42	0	94	79	215
OSGOODE,TWP	8	0	0	0	8	14	0	0	0	14	26	0	0	0	26
OTTAWA,C	12	4	16	0	32	3	2	7	0	12	27	25	16	548	616
RIDEAU,TWP	5	0	0	0	5	2	0	0	0	2	9	0	0	0	9
ROCKCLIFFE PARK,VIL	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
ROCKLAND,T	1	0	0	0	1	8	0	0	0	8	5	0	0	0	5
VANIER,C	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5
WEST CARLETON,TWP	7	0	0	0	7	6	0	0	0	6	29	0	0	0	29
<b>TOTAL</b>	<b>131</b>	<b>10</b>	<b>125</b>	<b>206</b>	<b>472</b>	<b>114</b>	<b>8</b>	<b>102</b>	<b>0</b>	<b>224</b>	<b>318</b>	<b>47</b>	<b>292</b>	<b>865</b>	<b>1,522</b>
<b>ST. CATHARINES CMA</b>															
FORT ERIE,T	10	0	0	0	10	20	0	0	0	20	40	2	0	0	42
LINCOLN,T	3	0	8	0	11	10	0	6	0	16	28	2	15	0	45
NIAGARA-FALLS,C	4	4	0	0	8	14	0	0	0	14	33	14	0	75	122
NIAGARA-ON-THE-LAKE,T	0	0	0	0	0	5	0	0	0	5	10	0	8	0	18
PELHAM,T	3	0	0	0	3	2	0	0	0	2	17	0	7	0	24
PORT COLBOURNE,C	0	0	0	0	0	3	0	0	0	3	6	0	0	0	6
ST.CATHARINES,C	3	0	0	0	3	8	4	0	0	12	15	4	90	81	190
THOROLD,C	0	0	0	0	0	3	0	0	0	3	8	0	14	0	22
WAINFLEET,TWP	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6
WELLAND,C	2	2	0	0	4	8	0	0	0	8	24	8	6	0	38
<b>TOTAL</b>	<b>25</b>	<b>6</b>	<b>8</b>	<b>0</b>	<b>39</b>	<b>73</b>	<b>4</b>	<b>6</b>	<b>0</b>	<b>83</b>	<b>187</b>	<b>30</b>	<b>140</b>	<b>156</b>	<b>513</b>

STARTS: DEC 1993

COMPLETIONS: DEC 1993

UNDER CONSTRUCTION  
AT END OF DEC 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>SUDBURY CMA</b>															
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NICKLE CENTRE,T	6	0	0	0	6	5	0	0	0	5	23	4	0	0	27
ONAPING FALLS,T	1	0	0	0	1	1	0	0	0	1	1	0	0	0	1
RAYSIDE-BALFOUR,T	7	0	0	0	7	3	0	0	0	3	16	0	0	0	16
SUDBURY,T	12	2	0	1	15	16	0	0	27	43	23	8	0	145	176
VALLEY EAST,T	5	0	0	0	5	13	0	0	0	13	16	0	16	0	32
WALDEN,T	0	0	0	0	0	0	0	0	0	0	22	2	0	0	24
<b>TOTAL</b>	<b>31</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>34</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>65</b>	<b>101</b>	<b>14</b>	<b>16</b>	<b>145</b>	<b>276</b>
<b>THUNDER BAY CMA</b>															
CONMEE,TWP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INDIAN RESERVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEEBING,TWP	0	0	0	0	0	0	0	0	0	0	11	0	0	0	11
O'CONNOR,TWP	2	0	0	0	2	4	0	0	0	4	3	0	0	0	3
OLIVER,TWP	0	0	0	0	0	0	0	0	0	0	14	0	0	0	14
PAIPOONAGE,TWP	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8
SHUNIAH,TWP	0	0	0	0	0	3	0	0	0	3	7	0	0	0	7
THUNDER BAY,C	11	2	0	4	17	21	0	0	4	25	104	12	0	191	307
<b>TOTAL</b>	<b>13</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>19</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>32</b>	<b>147</b>	<b>12</b>	<b>0</b>	<b>191</b>	<b>350</b>
<b>WINDSOR CMA</b>															
ANDERDON,TWP	0	0	0	0	0	0	0	0	0	0	14	0	0	0	14
BELLE RIVER,T	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
COLCHESTER NORTH,TWP	0	0	0	0	0	0	0	0	0	0	7	0	0	0	7
ESSEX,T	5	0	0	0	5	5	0	0	0	5	12	0	0	0	12
LASALLE,T	20	0	0	0	20	31	0	0	35	66	65	0	0	0	65
MAIDSTONE,TWP	6	0	0	0	6	17	0	0	0	17	50	0	0	0	50
ROCHESTER,TWP	0	0	0	0	0	0	0	0	0	0	12	0	0	0	12
SANDWICH SOUTH,TWP	9	0	0	0	9	9	0	0	0	9	27	0	0	0	27
ST CLAIR BEACH,VIL	3	0	12	0	15	2	0	0	0	2	4	0	12	0	16
TECUMSETH,T	7	2	0	0	9	13	6	0	0	19	18	6	0	0	24
WINDSOR,C	31	2	0	0	33	35	4	0	4	43	91	20	8	16	135
<b>TOTAL</b>	<b>81</b>	<b>4</b>	<b>12</b>	<b>0</b>	<b>97</b>	<b>112</b>	<b>10</b>	<b>0</b>	<b>39</b>	<b>161</b>	<b>303</b>	<b>26</b>	<b>20</b>	<b>16</b>	<b>365</b>



STARTS: DEC 1993

COMPLETIONS: DEC 1993

UNDER CONSTRUCTION  
AT END OF DEC 1993

	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>METRO TORONTO</b>															
ETOBICOKE,C	3	0	0	0	3	4	0	10	0	14	31	0	12	238	281
SCARBOROUGH,C	11	2	0	6	19	13	0	26	130	169	118	26	28	578	750
TORONTO,C	1	0	0	0	1	7	6	0	430	443	31	36	7	1,834	1,908
YORK EAST,B	1	0	0	0	1	4	0	0	0	4	10	2	0	164	176
YORK NORTH,C	19	0	0	0	19	16	0	0	48	64	189	0	0	617	806
YORK,C	2	0	0	0	2	1	4	0	0	5	11	6	0	255	272
<b>TOTAL</b>	<b>37</b>	<b>2</b>	<b>0</b>	<b>6</b>	<b>45</b>	<b>45</b>	<b>10</b>	<b>36</b>	<b>608</b>	<b>699</b>	<b>390</b>	<b>70</b>	<b>47</b>	<b>3,686</b>	<b>4,193</b>
<b>YORK REGION</b>															
AURORA,T	17	0	0	8	25	10	0	0	0	10	59	0	0	8	67
EAST GWILLIMBURY,T	1	0	0	0	1	9	0	0	0	9	6	0	9	0	15
GEORGINA ISL 33 I.R.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GEORGINA,TWP	4	0	0	0	4	7	0	0	0	7	42	0	0	0	42
KING,TWP	2	0	0	0	2	2	0	0	0	2	21	0	0	0	21
MARKHAM,T	19	0	0	0	19	42	0	12	14	68	181	0	0	0	181
NEWMARKET,T	40	28	0	0	68	23	0	0	0	23	106	28	25	0	159
RICHMOND HILL,T	50	2	0	0	52	56	0	0	0	56	556	2	90	152	800
VAUGHAN,C	73	0	0	0	73	43	0	150	0	193	381	0	22	475	878
WHITCHURCH-STOUFF,T	9	0	0	0	9	5	0	0	0	5	25	0	0	0	25
<b>TOTAL</b>	<b>215</b>	<b>30</b>	<b>0</b>	<b>8</b>	<b>253</b>	<b>197</b>	<b>0</b>	<b>162</b>	<b>14</b>	<b>373</b>	<b>1,377</b>	<b>30</b>	<b>146</b>	<b>635</b>	<b>2,188</b>
<b>PEEL REGION</b>															
BRAMPTON,C	46	8	76	0	130	30	34	0	0	64	235	150	290	375	1,050
CALEDON,T	61	0	0	0	61	18	0	0	0	18	93	0	34	0	127
MISSISSAUGA,C	111	70	0	210	391	111	8	0	0	119	656	84	356	762	1,858
<b>TOTAL</b>	<b>218</b>	<b>78</b>	<b>76</b>	<b>210</b>	<b>582</b>	<b>159</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>201</b>	<b>984</b>	<b>234</b>	<b>680</b>	<b>1,137</b>	<b>3,035</b>
<b>OTHER AREAS</b>															
AJAX,T	0	0	0	0	0	5	0	0	0	5	187	0	52	82	321
ALLST/BEETN/TECM/TOTN,T	3	0	0	0	3	32	0	0	0	32	9	0	27	0	36
BRADFORD,W.GWILLIMBURY,T	61	2	0	0	63	23	2	0	46	71	86	2	0	0	88
HALTON HILLS,T	49	0	0	0	49	23	0	0	0	23	101	0	0	0	101
MILTON,T	0	0	0	0	0	0	0	0	0	0	18	0	0	0	18
OAKVILLE,T	82	0	0	0	82	48	14	0	0	62	291	32	161	141	625
ORANGEVILLE,T	0	0	0	0	0	3	0	0	0	3	32	0	0	0	32
PICKERING,T	15	0	0	0	15	14	18	0	0	32	170	82	39	105	396
UXBRIDGE,TWP	8	0	0	0	8	7	0	0	0	7	41	2	0	0	43
<b>TOTAL</b>	<b>218</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>220</b>	<b>155</b>	<b>34</b>	<b>0</b>	<b>46</b>	<b>235</b>	<b>935</b>	<b>118</b>	<b>279</b>	<b>328</b>	<b>1,660</b>
<b>TOTAL TORONTO CMA</b>	<b>688</b>	<b>112</b>	<b>76</b>	<b>224</b>	<b>1,100</b>	<b>556</b>	<b>86</b>	<b>198</b>	<b>668</b>	<b>1,508</b>	<b>3,686</b>	<b>452</b>	<b>1,152</b>	<b>5,786</b>	<b>11,076</b>



# AVERAGE AND MEDIAN PRICE OF ABSORBED SINGLE AND SEMI-DETACHED UNITS BY CENSUS METROPOLITAN AREA

	SINGLE			SEMI		
	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS	AVERAGE PRICE (\$000'S)	MEDIAN PRICE (\$000'S)	UNITS
<b>CENSUS METRO AREA</b>						
HAMILTON	204	189	135	139	136	13
KITCHENER	172	165	113	134	135	11
LONDON	216	175	54	132	134	11
OSHAWA	183	167	61	136	136	4
OTTAWA	204	190	120	171	169	6
ST.CATHARINES	170	154	70	128	124	5
SUDBURY	138	130	44	139	138	8
THUNDER BAY	170	165	32	0	0	0
TORONTO	309	248	592	176	167	78
WINDSOR	193	175	106	112	112	4

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